Project Name: Congress Avenue Commercial Tract - Revision
Case Number: SP-2014-0426B(R1)
Update #: 0

Case Manager: Christine Barton-Holmes
Team:

Initial Submittal: January 18, 2018
Formal Filed: February 27, 2018
Date Dist: February 28, 2018
Comments Due Date: March 23, 2018

Discipline	Name
Electric Review	Karen Palacios (3)
Drainage Engineering Review	* Michael Duval
Heritage Tree Review	Patti Dodson
Environmental Review	Atha Phillips
Fire For Site Plan Review	Sonny Pelayo
Flood Plain Review	Karl McArthur
Industrial Waste Review	John McCulloch
Planner 1 Review	Elsa Garza (no dist)
Site Plan Review	Christine Barton-Holmes
Site Plan Plumbing	Cory Harmon
R.O.W. Review	Reza Sedghy
Traffic Control Review	Traffic Control Review
Transportation Planning	Katie Wettick
AW Utility Development Services	AWU-Utility Development Service
Water Quality Review	* Michael Duval
Wetlands Biologist Review	Ana Gonzalez
AW Pipeline Engineering	AWU-Pipeline Engineering

Notice

17

Report run on: 2/27/18

TO:

FROM: SITE PLAN REVIEW DIVISION CASE # SP-2014-0426B(R1)

TYPE/SUBTYPE: Site Plan Administrative/Consolidated

PROJECT: Congress Avenue Commercial Tract -Revision

LOCATION: 8801 S CONGRESS AVE

CASE MANAGER: Christine Barton-Holmes PHONE 512-974-2788

FILED FOR UPDATE: COMMENT DUE DATE

TENTATIVE PC DATE REPORT DATE: Mar 27, 2018 12:0(

TENTATIVE CC DATE

LANDUSE::

AREA: 25.922 ACRES (SQ FT)1129162.3: LOTS:

EXISTING ZONING: CS-CO, DR, SF-2

EXISTING USE: Vacant

TRACT:	ACRES/SQFT	PROPOSED ZONING	PROPOSED USE
	25.922/1129162.3		Commercial

WATERSHED: Onion Creek, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose Suburban Watershed

GRIDS:

GRIDS:

GRIDS:

GRIDS:

WATER: COA

ELECTRIC: COA

SEWERAGE: COA

PROPERTY DESCRIPTION:

PLAT: 0431180801

DEED REFERENCE:

VOL./PAGE 2013098661/

LEGAL DESCRIPTION:

LOT 1 CONGRESS AVENUE COMMERCIAL TRACT

RELATED CASES (if any):

CONTACTS:

Applicant	STANTEC COSULTING SERVICES IN Chris Randazzo	512-328-0011
	1905 ALDRICH STREET Suite 300 AUSTIN TX	
Billed To	JOERIS GENERAL CONTRACTORS	210-494-1638
	823 Arion PARKWAY San Antonio TX 78216	
Business O'	HEB GROCERY CO.	512--
	946 QUINTANA RD SAN ANTONIO TX 78211	

CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Site Plan Revision Application
Consolidated/Non-Consolidated

PURPOSE: This application is for obtaining a review of a revision to a consolidated or non-consolidated site plan. Please visit http://www.austintexas.gov/page/land-use-applications#site for the following information: See Site Plan Revision Overview and Review Procedures for site plan general information and review procedures; see Site Plan Revision Application Instructions for instructions on completing this application and submittal requirements.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, click here to Save the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete the last section as needed***, and check the Additional Space box at the top or end of this application.

All information is required (if applicable).

For Office Use Only

11852287

Development Review Type: _____

Application Accepted By: _____

Application Type: _____

Case Manager: _____

☐ Additional space was required to complete this application. I have completed the Additional Space section. (This check box is also at end of the application.)

Section 1: Project Information

Project Name: Congress Avenue Commercial Tract

Project Street Address (or range):

8801 South Congress Avenue, Austin, TX

Zip: 78745

Description of Proposed Development:

Development of a new up to 140,000 SF HEB Grocery Store with parking and water, wastewater and drainage facilities.

Provide either Legal Description or Subdivision Reference:

○ Legal Description:

◉ Subdivision Reference

Name: Congress Avenue Commercial Tract

Block(s): A Lot(s): 1-2 Outlot:

Plat Book: Page Number:

Document Number: 201500281 Case Number: C8-2014-0116.0A

Deed Reference of Deed Conveying Property to the Present Owner

Volume: Document Number: 2013098661

Page(s): Sq. Ft.: 1,129,162.00 or Acres: 25.92

Tax Parcel Number(s): 04-3009-0601-0000

Section 2: Applicant/Agent Information

Applicant Name: Chris Randazzo

Firm: Stantec Consulting Services Inc.

Applicant Mailing Address: 1905 Aldrich Street, Suite 300

City: Austin State: TX Zip: 78723

Email: chris.randazzo@stantec.com Phone 1: (512) 328-0011 Type 1: Select

Phone 2: Type 2: Select Phone 3: Type 3: Select

Section 3: Owner Information

☐ Same as Applicant Owner Name: Bill Stojanik

Owner Signature: Bill Stojanik

Firm: HEB Grocery Company , LP

Owner Mailing Address: 646 Quintana Road

City: San Antonio State: Texas Zip: 78211

Email: stojanik.bill@heb.com Phone 1: (210) 938-7988 Type 1: Select

Phone 2: Type 2: Select Phone 3: Type 3: Select

Section 4: Engineer Information

☐ Not Applicable ■ Same as Applicant Name:

Firm:

Mailing Address:

City: State: Zip:

Email: Phone 1: Type 1: Select

Phone 2: Type 2: Select Phone 3: Type 3: Select

Section 5: Other Professional/Trade Information

■ Not Applicable ☐ Same as Applicant Type: Select an Option

Name:

Firm:

Mailing Address:

City: State: Zip:

Email: Phone 1: Type 1: Select

Phone 2: Type 2: Select Phone 3: Type 3: Select

Section 6: Property Attributes

Is this a S.M.A.R.T. Housing Project? ☐Yes ■ No (If Yes, submit a copy of the Pre-Certification letter from Neighborhood Housing and Community Development.)

○ Smart Growth Zone -OR- ○ Drinking Water Protection Zone

Watershed: Onion Creek Watershed Class: Suburban Watershed

In City of Austin Edwards Aquifer Recharge Zone? ☐Yes ■ No

Land Development Jurisdiction: ◉ Full-Purpose ○ Limited-Purpose ○ 2-Mile ETJ ○ 5-Mile ETJ

Is your project subject to all current watershed protection regulations? ☐Yes ■ No

School District: Austin ISD

On a Hill Country Roadway? ☐Yes ■ No

Specify Hill Country Roadway: _____

Principal Street Type (Full-Purpose): ○ Core Transit Corridor ○ Urban Roadway ○ Internal Circulation Route ○ Suburban Roadway ○ Hill Country Roadway ◉ Highway

In a Neighborhood Plan? ☐ Yes ■ No

If Yes, name of Neighborhood Plan: _____

In a Transit-Oriented Development (TOD) District, the North Burnet/Gateway (NBG), the East Riverside Corridor (ERC), or Other? ☐ Yes ■ No

If Yes, name of TOD, NBG, ERC, or Other: _____

Is a Vertical Mixed Use building proposed? ☐ Yes ■ No

(See Site Plan Revision Application Instructions for important pre-submittal requirements.)

Electric Utility Provider: Austin Energy

Water Provider: AWU - South Pressure Zone

Wastewater Disposal Provider: AWU - South Austin Regional WWTP

Section 7: Application Assessment

Is a Traffic Impact Analysis (TIA) required? ☐ Yes ■ No (See Section 12: TIA Determination Worksheet.) (TIA has already been prepared for this site. See Attached TIA.)

Is this use Conditional within the site's zoning district? ■ Yes ☐ No

Has there been a Development Assessment? ☐ Yes ☐ No File Number: _____

Small Project? ☐ Yes ■ No

Will all parking be located on site? ■ Yes ☐ No (If No, an Off-Site/Shared Parking Application and fees are required.)

Shared parking? ☐ Yes ■ No (If Yes, an Off-Site/Shared Parking Application and fees are required.)

Section 8: Site Area Information

Gross Site Area: Acres 25.92 -OR- Sq. Ft. 1,129,162.00

Net Site Area: Acres _____ -OR- Sq. Ft. _____

EXISTING ZONING	EXISTING USE	TRACT #	ACRES / SQ FT	PROPOSED USE
CS-CO	undeveloped	1	15.05 / 655,360.00	CS-CO
CS-CO	Undeveloped	2	2.63 / 114,674.00	CS-CO
			/	
			/	

Existing Impervious Cover (%): 1 Proposed Impervious Cover (%): 80

Number of Newly Proposed Residential Units (if applicable): _____

Are any underground storage tanks existing or proposed? ☐ Yes ■ No

Section 9: Related Cases

	FILE NUMBERS
Zoning Case? ■ Yes ☐ No	C14-2014-0071, C14-2012-0092
Restrictive Covenant? ☐ Yes ■ No	
Subdivision? ■ Yes ☐ No	C8-2014-0116.0A
Land Status Report? ☐ Yes ■ No	
Existing Site Plan? ☐ Yes ■ No	

Section 10: Land Use Site Plan Data - as applicable

Subject to Compatibility Standards? ■ Yes ☐ No

In Combining District/Overlay Zone? (NCCD, CVC, WO, AO, etc.): ■ Yes ☐ No

If Yes, please specify: Scenic Roadway Overlay (Slaughter Lane)

Section 11: Waiver / Variance / Etc. - as applicable

■ Compatibility Standards Waiver - Section(s): Conditional Use Permit

☐ Driveway Spacing - Section(s): _____

☐ Hill Country - Section(s): _____

☐ Waterfront Overlay District - Section(s): _____

■ Environmental - Section(s): 25-8-341, 25-8-342

☐ Shared Parking Analysis ☐ Off-Site or Remote Parking

☐ Detention Pond Waiver ☐ Alternative Landscape Compliance

Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: _____

Location: _____

Applicant: _____ Telephone No: _____

Application Status: ○ Development Assessment ○ Zoning ○ Site Plan

EXISTING:

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	FOR OFFICE USE ONLY I.T.E. Code	Trip Rate	Trips Per Day

PROPOSED:

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	FOR OFFICE USE ONLY I.T.E. Code	Trip Rate	Trips Per Day

ABUTTING ROADWAYS:

Street Name	Proposed Access?	FOR OFFICE USE ONLY Pavement Width	Classification

FOR OFFICE USE ONLY

☐ A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.

☐ A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

☐ The traffic impact analysis has been waived for the following reason:

_____

_____

☐ A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: _____ Date: _____

Distribution: ☐ File ☐ Cap. Metro ☐ TxDOT ☐ DSD ☐ Travis Co. ☐ ATD Total Copies: _____

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.

Section 13: Submittal Verification

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

	January	4	2018
Signature	Month	Day	Year

Chris Randazzo, P.E.
Name (Typed or Printed)

Stantec Consulting Services Inc.
Firm

Section 14: Inspection Authorization

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

	January	4	2018
Signature	Month	Day	Year

Chris Randazzo, P.E.
Name (Typed or Printed)

Stantec Consulting Services Inc.
Firm

Section 15: Acknowledgment Form

I, Chris Randazzo have checked for any information that may
(Printed Name of Applicant)

affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards prohibiting certain uses and/or requiring certain development restrictions (height, access, screening, etc.) on this property, located at:

(Address or Legal Description):

8801 South Congress Avenue, Austin, TX

If a conflict should result with the request I am submitting to the City of Austin due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any and all of the aforementioned information that may apply to this property.

Applicant's Signature	January	11	2018
	Month	Day	Year

For Submittal Requirements and Exhibits
Please see Site Plan Revision Application Instructions at
http://www.austintexas.gov/page/land-use-applications#site

Section 16: Additional Space (if necessary)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well. In addition, please check the Additional Space box below.

☐ Additional space was required to complete this application.

SAVE

CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Site Plan Revision Application
Consolidated/Non-Consolidated

PURPOSE: This application is for obtaining a review of a revision to a consolidated or non-consolidated site plan. Please visit http://www.austintexas.gov/page/land-use-applications#site for the following information: See Site Plan Revision Overview and Review Procedures for site plan general information and review procedures; see Site Plan Revision Application Instructions for instructions on completing this application and submittal requirements.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, click here to Save the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete the last section as needed***, and check the Additional Space box at the top or end of this application.

All information is required (if applicable).

For Office Use Only

Development Review Type: _____

Application Accepted By: _____

Application Type: _____

Case Manager: _____

☐ Additional space was required to complete this application. I have completed the Additional Space section. (This check box is also at end of the application.)

Section 1: Project Information

Project Name: Congress Avenue Commercial Tract

Project Street Address (or range):

8801 South Congress Avenue, Austin, TX

Zip: 78745

Description of Proposed Development:

Development of a new up to 140,000 SF HEB Grocery Store with parking and water, wastewater and drainage facilities.

Provide either Legal Description or Subdivision Reference:

○ Legal Description:

◉ Subdivision Reference

Name: Congress Avenue Commercial Tract

Block(s): A Lot(s): 1-2 Outlot:

Plat Book: Page Number:

Document Number: 201500281 Case Number: C8-2014-0116.0A

Deed Reference of Deed Conveying Property to the Present Owner

Volume: Document Number: 2013098661

Page(s): Sq. Ft.: 1,129,162.00 or Acres: 25.92

Tax Parcel Number(s): 04-3009-0601-0000

Section 2: Applicant/Agent Information

Applicant Name: Chris Randazzo

Firm: Stantec Consulting Services Inc.

Applicant Mailing Address: 1905 Aldrich Street, Suite 300

City: Austin State: TX Zip: 78723

Email: chris.randazzo@stantec.com Phone 1: (512) 328-0011 Type 1: Select

Phone 2: Type 2: Select Phone 3: Type 3: Select

Section 3: Owner Information

☐ Same as Applicant Owner Name: Bill Stojanik

Owner Signature: Bill Stojanik

Firm: HEB Grocery Company , LP

Owner Mailing Address: 646 Quintana Road

City: San Antonio State: Texas Zip: 78211

Email: stojanik.bill@heb.com Phone 1: (210) 938-7988 Type 1: Select

Phone 2: Type 2: Select Phone 3: Type 3: Select

Section 4: Engineer Information

☐ Not Applicable ■ Same as Applicant Name:

Firm:

Mailing Address:

City: State: Zip:

Email: Phone 1: Type 1: Select

Phone 2: Type 2: Select Phone 3: Type 3: Select

Section 5: Other Professional/Trade Information

■ Not Applicable ☐ Same as Applicant Type: Select an Option

Name:

Firm:

Mailing Address:

City: State: Zip:

Email: Phone 1: Type 1: Select

Phone 2: Type 2: Select Phone 3: Type 3: Select

Section 6: Property Attributes

Is this a S.M.A.R.T. Housing Project? ☐Yes ■No (If Yes, submit a copy of the Pre-Certification letter from Neighborhood Housing and Community Development.)

○ Smart Growth Zone -OR- ○ Drinking Water Protection Zone

Watershed: Onion Creek Watershed Class: Suburban Watershed

In City of Austin Edwards Aquifer Recharge Zone? ☐Yes ■No

Land Development Jurisdiction: ◉ Full-Purpose ○ Limited-Purpose ○ 2-Mile ETJ ○ 5-Mile ETJ

Is your project subject to all current watershed protection regulations? ☐Yes ■No

School District: Austin ISD

On a Hill Country Roadway? ☐Yes ■No

Specify Hill Country Roadway: _____

Principal Street Type (Full-Purpose): ○ Core Transit Corridor ○ Urban Roadway

○ Internal Circulation Route ○ Suburban Roadway ○ Hill Country Roadway ◉ Highway

In a Neighborhood Plan? ☐ Yes ■ No

If Yes, name of Neighborhood Plan: _____

In a Transit-Oriented Development (TOD) District, the North Burnet/Gateway (NBG), the East Riverside Corridor (ERC), or Other? ☐ Yes ■ No

If Yes, name of TOD, NBG, ERC, or Other: _____

Is a Vertical Mixed Use building proposed? ☐ Yes ■ No

(See Site Plan Revision Application Instructions for important pre-submittal requirements.)

Electric Utility Provider: Austin Energy

Water Provider: AWU - South Pressure Zone

Wastewater Disposal Provider: AWU - South Austin Regional WWTP

Section 7: Application Assessment

Is a Traffic Impact Analysis (TIA) required? ☐ Yes ■ No (See Section 12: TIA Determination Worksheet.) (TIA has already been prepared for this site. See Attached TIA.)

Is this use Conditional within the site's zoning district? ■ Yes ☐ No

Has there been a Development Assessment? ☐ Yes ☐ No File Number: _____

Small Project? ☐ Yes ■ No

Will all parking be located on site? ■ Yes ☐ No (If No, an Off-Site/Shared Parking Application and fees are required.)

Shared parking? ☐ Yes ■ No (If Yes, an Off-Site/Shared Parking Application and fees are required.)

Section 8: Site Area Information

Gross Site Area: Acres 25.92 -OR- Sq. Ft. 1,129,162.00

Net Site Area: Acres _____ -OR- Sq. Ft. _____

EXISTING ZONING	EXISTING USE	TRACT #	ACRES / SQ FT	PROPOSED USE
CS-CO	undeveloped	1	15.05 / 655,360.00	CS-CO
CS-CO	Undeveloped	2	2.63 / 114,674.00	CS-CO
			/	
			/	

Existing Impervious Cover (%): 1 Proposed Impervious Cover (%): 80

Number of Newly Proposed Residential Units (if applicable): _____

Are any underground storage tanks existing or proposed? ☐Yes ■No

Section 9: Related Cases

	FILE NUMBERS
Zoning Case? ■Yes ☐No	C14-2014-0071, C14-2012-0092
Restrictive Covenant? ☐Yes ■No	
Subdivision? ■Yes ☐No	C8-2014-0116.0A
Land Status Report? ☐Yes ■No	
Existing Site Plan? ☐Yes ■No	

Section 10: Land Use Site Plan Data - as applicable

Subject to Compatibility Standards? ■Yes ☐No

In Combining District/Overlay Zone? (NCCD, CVC, WO, AO, etc.): ■Yes ☐No

If Yes, please specify: Scenic Roadway Overlay (Slaughter Lane)

Section 11: Waiver / Variance / Etc. - as applicable

■ Compatibility Standards Waiver - Section(s): Conditional Use Permit

☐ Driveway Spacing - Section(s): _____

☐ Hill Country - Section(s): _____

☐ Waterfront Overlay District - Section(s): _____

■ Environmental - Section(s): 25-8-341, 25-8-342

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Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: Congress Avenue Commercial Tract - Revision

Location: 8801 South Congress Avenue, Austin, Texas 78745

Applicant: Chris Randazzo Telephone No: (512) 328-0011

Application Status: ○ Development Assessment ○ Zoning ◉ Site Plan

EXISTING: **FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	17.21		CS-CO	Undeveloped			

PROPOSED: **FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	17.21	140,000.00	CS-CO	Retail			

ABUTTING ROADWAYS: **FOR OFFICE USE ONLY**

Street Name	Proposed Access?	Pavement Width	Classification
IH-35 South Service Road	(2) 2-Way Drives		
South Congress Avenue	(3) 2-Way Drives		

FOR OFFICE USE ONLY

☐ A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.

☐ A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

☑ The traffic impact analysis has been waived for the following reason:
TIA was done with zoning case. An addendum/ revision to TIA shall be required if any assumptions have been changed

☐ A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: _____ Date: 2/13/18

Distribution: ☐ File ☐ Cap. Metro ☐ TxDOT ☐ DSD ☐ Travis Co. ☐ ATD Total Copies: _____

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.

Section 13: Submittal Verification

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

	January	4	2018
Signature	Month	Day	Year

Chris Randazzo, P.E.
Name (Typed or Printed)

Stantec Consulting Services Inc.
Firm

Section 14: Inspection Authorization

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

	January	4	2018
Signature	Month	Day	Year

Chris Randazzo, P.E.
Name (Typed or Printed)

Stantec Consulting Services Inc.
Firm

Section 15: Acknowledgment Form

I, Chris Randazzo have checked for any information that may
(Printed Name of Applicant)

affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards prohibiting certain uses and/or requiring certain development restrictions (height, access, screening, etc.) on this property, located at:

(Address or Legal Description):

8801 South Congress Avenue, Austin, TX

If a conflict should result with the request I am submitting to the City of Austin due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any and all of the aforementioned information that may apply to this property.

Applicant's Signature	January (Month)	11 (Day)	2018 (Year)

For Submittal Requirements and Exhibits

Please see Site Plan Revision Application Instructions at
http://www.austintexas.gov/page/land-use-applications#site

Section 16: Additional Space (if necessary)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well. In addition, please check the Additional Space box below.

☐ Additional space was required to complete this application.

SAVE

Land Use Review
Site Plan Completeness Check

Development Services Department

Completeness Check Results Due:

A completeness check application must be deemed complete before formal application can be submitted.

Completeness Check Results: **Complete**	45 Day Expiration date: 03/04/2018	
Tracking #: **11852287**	Revision #: 1	Watershed: **Onion Creek**
Project Name: **Congress Avenue Commercial Tract -Revision**		
Ch.245 Team Review Req'd: **No**	Orig. Submittal Date: **01/18/2018**	Resubmittal Date: **02/09/2018**
Date Sent to Ch.245:	Current Results to Applicant: **02/14/2018**	
Date Rec'd.back in LUR:		

Checked for Completeness by the following reviewers:			**Complete/Incomplete**	**Initials**
Drainage Construction	Laura Arthur	974-3402	**Complete**	LA
DRD Transportation	Sangeeta Jain	974-2219	**Complete**	SJ
Site Plan	George Zapalac	974-6335	**Complete**	GZ
Environmental	Sue Barnett	974-2711	**Complete**	SB
Water Quality Eng.	Laura Arthur	974-3402	**Complete**	LA
Env.Res.Mgmt.	Liz Johnston	974-2619	**Complete**	LJ
Floodplain	Henry Price	974-1275	**Complete**	HP
ORES	Andy Halm	974-7185	**Not Reviewed**	AH
Utility Coord.	Reza Sedghy	974-7912	**Complete**	RS
AWU	Alberto Ramirez	972-0211	**Complete**	AR
UST	Craig Carson	974-3024	**N/A**	
ATD ROW.	Reza Sedghy	974-7912	**Complete**	RS
ATD Traffic Control	Eva M. Moore	974-7671	**Complete**	EMM

Mandatory Distribution:		**Case Manager: Christine Barton-Holmes**	
Rosemary Avila (SP)	Alex Butler (EV)	Katie Wettick (TR)	John Powell (DR/WQ)
Christine Barton-Holmes (SP)	Jonathon Garner (EV)	Leo Xu (TR)	Tomas Rodriguez (DR/WQ)
Clarissa Davis (SP)	Taylor Horton (EV)	Laura Arthur (DR/WQ)	
Donna Galati (SP)	Mike McDougal (EV)	Jay Baker (DR/WQ)	RSMP
Nikki Hoelter (SP)	Athai Phillips (EV)	Ron Czajkowski (DR/WQ)	
Michael Simmons-Smith (SP)	Jaron Hogenson (TR)	Leslie Daniel (DR/WQ)	
Anaiah Johnson (SP)	Sangeeta Jain (TR)	Michael Buttwall (DE/WQ)	
(SP)	Ivan Naranjo (TR)	Joydeep Goswami (DR/WQ)	Patti Dodson (Heritage Tree)
Pamela Abee-Taulli (EV)	Natalia Rodriguez (TR)	David Marquez (DR/WQ)	
Partner Department Mandatory Distribution:			
Atd ROW	Atd Traffic Control	AWU Development Services	AWU Pipeline Services
Electric (3)	Fire	Floodplain	Site Plan Plumbing
Optional Distribution: Circle to receive distribution			
Addressing	AWU Facilities Engineering	Floodplain Modification	Hydrogeologist
Industrial Waste	PARD	Wetland Biologist Gonzalez	
ERM Review Comment (Functional Assessment):			Notice

A formal application must be filed within 45 calendar days of the initial completeness check (by03/04/2018) or the application will expire and a new completeness check application must be filed.

Applicants must pick up the completeness check packet at the Intake office within 72 hours of receiving a response. The City is not responsible for lost or stolen packets. **The applicant must schedule an appointment with the Intake office for formal application submittal.** Please call 974-1770 for more information.

Small Project: Yes/No

Fees: **$7,732.02 due with formal submittal.**

Total # of Plans **_18__** / Engineering Reports **_6_** required at formal

The City of Austin encourages applicants to contact neighborhood organizations prior to formal submittal. For assistance identifying the neighborhood association(s) in the vicinity of your project, visit www.austintexas.gov/neighbor to contact a Neighborhood advisor.

This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in Exhibit VII of the Consolidated Site Plan Application Instructions packet. Exhibit VII Worksheet also due at time of formal submittal.

Comments: (***Please respond to each comment in letter form)***

TR: Please fill out the TIA worksheet (Page 6 of the application)

ERM: Pursuant to LDC 25-8-121 (or LDC 30-5-121) an Environmental Resource Inventory is required for all sites: in a CWQZ. Please provide and ERI that meets all of the criteria described in ECM 1.3.0.

ALL COMMENTS CLEAR

Project Review Form (PRF) – Statement of Applicable Codes

This completed form must accompany all applications for site plans or subdivisions.

For Office Use Only

File # Assigned: _____ Date Filed: _____

Original Application Vesting Date: _____ Signature: _____ Date: _____

Director's Determination of Vested Rights (*select one*): ○ Not Applicable ○ Approved ○ Denied

— *See Vested Rights Determination (if applicable) for additional information.*

Proposed Project Name: Congress Avenue Commercial Tract

Address/Location: 8801 S. Congress Avenue Austin TX 78745

Legal Description: ABS 377 SUR 22 HODGES FM ACR 25.922

☒ A. The proposed application is submitted for **review under regulations currently in effect.**

**** NOTE: If "A" is checked above, proceed to the signature block at the bottom.*

☐ B. The proposed application is for a **project requesting review under regulations other than those currently in effect based on a claim of vested rights** (i.e., "grandfathering") to earlier City of Austin regulations under Chapter 245 or Section 43.002 of the Texas Local Government code. Please list file number and type of prior permit here:

Original Application Filing Date: _____ File #: _____ Type: _____

**** NOTE: If "B" is checked above, the applicant must complete the "Information Required for Vested Rights Review" below, and attach a Vested Rights Petition that provides additional information and more fully describes the basis for the claim.*

☐ C. The proposed application is for a **project requesting review under regulations other than those currently in effect based on a City of Austin ordinance or agreement** that establishes entitlements specific to the property which differ from those generally applicable under current regulations. Provide a brief description of the basis for this request here:

_____

**** NOTE: If "C" is checked above, the applicant must attach a copy of the City of Austin ordinance or agreement for which rights are claimed.*

Information Required for Vested Rights Review

In addition to providing the information below, attach a completed Vested Rights Petition (VRP) and supporting documentation, including project history from the Original Application to the present, with a copy of the original application for which vested rights are claimed and any subsequent permits or approvals issued for the property.

Project Application History	File #	Application Date	Approval Date
Annexation/Zoning Cases	C14-2014-0071	5/7/14	6/30/14
Preliminary Subdivision			
Final Subdivision Plat	C8-2014-0116.0A	10/26/14	—
Site Plan/Development Permit	SP-2014-0426B	10/23/14	1/28/16

Proposed Project Application (*select one*): ○ Preliminary Subdivision ○ Final Plat ☒ Site Plan REVISION ○ Building Permit

Proposed Project Land Use Acreage (*specify acreage in each of the following land use categories*):

Single-Family/Duplex: _____ Townhouse/Condo/Multifamily: _____ Office: _____

Commercial: 25.922 Industrial/R&D: _____ Other (*specify*): _____ : _____

Total acreage: 25.922 Watershed: Select an Option Onion Creek Watershed Class: Select an Option Suburban

This proposed project application will still be reviewed under those rules and regulations that are not subject to chapter 245, such as those to prevent imminent destruction of property or injury to person, including regulation dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to project critical/significant recharge features.

Property Owner/Agent Printed Name: CHRIS RANDAZZO, P.E. Phone: 512.328.0011

Signature: _____ Date: 1/18/18

SAVE Form

Stantec

Stantec Consulting Services Inc.
1905 Aldrich Street, Suite 300, Austin TX 78723-3544 US

January 11, 2018
File: 222010015

Attention: Mr. Chris Johnson
City of Austin- Development Services Department
505 Barton Springs Road
Austin TX 78704

Dear Mr. Johnson,

Reference: Site Plan Revision for Congress Avenue Commercial Tract, SP-2014-0426B

On behalf of our Client, Joeris General Contractors, Ltd., Stantec is submitting this letter and associated intake package including both the red-lined, red-stamped plan sheets as well as the black-lined replacement plan sheets to the City of Austin for the proposed Revision of the Congress Avenue Commercial Tract (SP-2014-0426B) plan set, previously approved on January 28th, 2016.

The proposed revision to this plan set includes a revised building footprint and new parking field layout with new landscape islands along with complete new associated utilities, water, wastewater and storm sewer. The Fuel Station/Car Wash element is also being removed with this site plan revision and will be submitted as a separate new Site Plan Application through the City of Austin Development. Sheets have been added to this set for added scope of the project.
As part of this site plan revision there will also be an amended plat submitted to accommodate the new layout and Fuel Station/Car Wash Site Plan.

Upon your review of this application, please feel free to contact our office should you have any questions or comments. We appreciate your favorable review of this application.

Regards,

STANTEC CONSULTING SERVICES INC.

Chris Randazzo, P.E.
Project Engineer
Phone: (512) 328-0011
chris.randazzo@stantec.com

STATE OF TEXAS
CHRISTOPHER RANDAZZO
87029
LICENSED
PROFESSIONAL ENGINEER
1/11/18

INTAKE SUBMITTAL CHECKLIST
SITE PLAN REVISIONS

City Of Austin Development Services Department
505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2681, 974-7208, or 974-2350
Fax 974-2620

11852287

Departmental Use Only:

File Number:_____ Date Issued:_____

Intake Specialist:_____ Date:_____

Information Required for Submittal:

____1. Completed application form with all appropriate signatures

____2. Signed Submittal Verification and Inspection Authorization Form

____3. TIA Fee plus five (5) copies (if TIA is required) N/R submitted (waived)

____4. Summary Letter for Revision Seal?

____5. Plans (24"x36" format **only**) for formal (Refer to completeness check results for required #) 18 formal

____ One (1) red-stamped, red-lined copy for completeness check

____ One (1) black-lined copy of the revision for completeness check

____6. 1704 Determination

___ (If B-E is checked provide 1 extra copy of plans & additional fee required @ completeness check)

____7. Project Description Form

____8. Flashdrive @ formal submittal- ***if required*** (Exhibit VII of application must be on flashdrive w/ names of files/layers)

____9. If applicant indicates they are requesting waiver/ variance(s) on the application, then a letter requesting the waiver/ variance(s) must be submitted as well, plus additional fees if applicable. (*If a Late Hours Permit is required, a waiver of Compatibility Standards must be submitted, if applicable.*)

City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 6614845 **Payment Date:** 01/18/2018 **Invoice No.:** 6674774

Description: Site Plan **Sub Description:** Site Plan Administrative **Work Description:** Consolidated

Payer Information

Company/Facility Name: Stantec Cosulting Services Inc

Payment Made By: Chris Randazzo

1905 ALDRICH STREET Suite 300
AUSTIN TX

Phone No.: (512)328-0011

Payment Method: Check

Payment Received: $297.44

Amount Applied: $297.44

Cash Returned: $0.00

Comments: ck7580

Additional Information

Department Name: Development Services Department

Receipt Issued By: Adrian Christopher Moreno

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 5300 9770 4138	Completeness Check Fee	11852287	8801 S CONGRESS AVE	2018-006483-SP	$263.00
5100 6300 9700 4177	WPD-Site Plan Completeness Check	11852287	8801 S CONGRESS AVE	2018-006483-SP	$23.00
8131 5307 1113 4066	Development Services Surcharge	11852287	8801 S CONGRESS AVE	2018-006483-SP	$11.44
				TOTAL :	**$297.44**

Printed : 01/18/2018 12:27 pm

City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 6637501 **Payment Date:** 02/27/2018 **Invoice No.:** 6690054

Description: Site Plan **Sub Description:** Site Plan Administrative **Work Description:** Consolidated

Payer Information

Company/Facility Name: Joeris General Contractors

Payment Made By:

823 Arion PARKWAY
San Antonio TX 78216

Phone No.: (210)494-1638
Payment Method: Check
Payment Received: $7,732.02
Amount Applied: $7,732.02
Cash Returned: $0.00
Comments: ck116021

Additional Information

Department Name: Development Services Department

Receipt Issued By: Adrian Christopher Moreno

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
5020 2200 9050 4874	UDS Engineering Plan Review	11852287	8801 S CONGRESS AVE	2018-006483-SP	$214.50
1000 5300 9770 4264	Consolidated Site Plan-Env/Drainage	11852287	8801 S CONGRESS AVE	2018-006483-SP	$3,828.72
1000 5300 9770 4264	Consolidated Site Plan-Dev	11852287	8801 S CONGRESS AVE	2018-006483-SP	$3,399.66
8131 5307 1113 4066	Development Services Surcharge	11852287	8801 S CONGRESS AVE	2018-006483-SP	$289.14
				TOTAL :	**$7,732.02**

Printed : 02/27/2018 5:05 pm

Case No.: [redacted]

Environmental Resource Inventory

For the City of Austin
Relating to the Land Development Code (LDC) Section 25-8, Title 30-5, ECM 1.3.0 & 1.10.0
Effective October 28, 2013

1. SITE/PROJECT NAME: Congress Avenue 26 Acres

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 513055

3. ADDRESS/LOCATION OF PROJECT: 8801 South Congress Avenue

4. WATERSHED: Onion Creek

5. THIS SITE IS WITHIN THE *(Check all that apply)*:

   Edwards Aquifer Recharge Zone* *(See note below)*..... ☐YES ☒ NO
   Edwards Aquifer Contributing Zone* ..... ☐YES ☒ NO
   Edwards Aquifer 1500-ft Verification Zone* ..... ☐YES ☒ NO
   Barton Springs Zone* ..... ☐YES ☒ NO
   **(as defined by the City of Austin – LDC 25-8-2)*

   Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.... ☐YES** ☒NO
   If yes, then check all that apply:

   ☐ *(1) The floodplain modifications proposed are necessary to protect the public health and safety;*

   ☐ *(2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual, or*

   ☐ *(3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under Section 25-8-261 or 25-8-262 of the LDC.***

   ☐ *(4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.*

   **** If yes, then a functional assessment must be completed and attached to the ERI (see Section 1.7 and Appendix X in the Environmental Criteria Manual for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE?..... ☐YES*** ☒NO

   *****If yes, then riparian restoration is required by Section 25-8-261(E) of the LDC and a functional assessment must be completed and attached to the ERI (see Section 1.5 and Appendix X in the Environmental Criteria Manual for forms and guidance).**

8. There is a total of 2 (#'s) Critical Environmental Feature(s)(CEFs) on or within150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site *(Please provide the number of CEFs)*:

   0 (#'s) Spring(s)/Seep(s) 0 (#'s) Point Recharge Feature(s) 0 (#'s) Bluff(s)
   0 (#'s) Canyon Rimrock(s) 2 (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from Section 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report *(Check all that apply and provide):*

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site *(Maps can be combined):*

- ☐ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
  (Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☒ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below *(Attach additional sheets if needed):*

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Austin-Whitewright complex, 3-5 % slopes (AtC2)	A	1
Eddy gravelly loam, 0-3 % slopes (EdB)	A	1
Eddy gravelly loam, 3-6 % slopes (EdC)	A	1
Houston Black clay, 1-3 % slopes (HnB)	B	NA
Houston Black clay, 3-5 % slopes (HnC2)	B	NA

*Soil Hydrologic Groups Definitions *(Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed)*:

The subject site is mapped on the US Geological Survey (USGS) Oak Hill, Texas topographic quadrangle. Topography on the subject site is flat to slightly sloping in a north-to-south direction towards a man-modified tributary (on-site) (USGS, 1988). Drainage occurs typically by sheetflow across the subject site towards the man-modified tributary. Surface elevation is approximately 650 feet above mean sea level.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
N/A	Austin Chalk (Kau)	N/A

Brief description of site geology *(Attach additional sheets if needed)*:

The subject site is underlain by Austin Chalk (Kau) (UT-BEG, 1995). The Ozan Formation is described as:

"The Austin Group consists of a ledge-forming, grayish-white to white limestone chalk interbedded with marl. The chalk is composed of microgranular calcite with minor Foraminifera tests. The Austin Group is described as 325 to 420 feet thick, thickening westward (UT-BEG, 1995) Cave and spring development are noted for this formation."

Wells– Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

___ (#'s)The wells are not in use and have been properly abandoned.
___ (#'s)The wells are not in use and will be properly abandoned.
___ (#'s)The wells are in use and comply with 16 TAC Chapter 76.

There are 0 (#'s) wells that are off-site and within 150 feet of this site.

11. **THE VEGETATION REPORT** – Provide the information requested below:

Brief description of site plant communities *(Attach additional sheets if needed)*:

The subject site is within the Urban ecological area of Texas (McMahan, 1984) and consisted of wooded rangeland with thick understory and vegetative cover.

There is woodland community on site ..... ☒YES ☐ NO *(Check one).*
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Ashe Juniper	*Juniperus ashei*
Hackberry	*Celtis laevigata*
Giant ragweed	*Ambrosia trifida*
Plateau live oak	*Quercus fusiformis*
Texas persimmon	*Diospyros texana*

There is grassland/prairie/savanna on site ..... ☐YES ☒ NO *(Check one).*
If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ..... ☒YES ☐ NO *(Check one).*
If yes, list the dominant species in table below *(next page):*

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
Spikerush	*Eleocharis sp.*	OBL
Black willow	*Salix nigra*	FACW

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.
☒YES ☐ NO *(Check one).*

12. **WASTEWATER REPORT –** Provide the information requested below.

Wastewater for the site will be treated by *(Check of that Apply)*:

☐ On-site system(s)

☒ City of Austin Centralized sewage collection system

☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with Chapter 15-12 of Austin City Code and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.
☒YES ☐ NO *(Check one).*

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.
☐YES ☐ NO ☒ Not Applicable *(Check one).*

Wastewater lines are proposed within the Critical Water Quality Zone?
☐YES ☒ NO *(Check one).* If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?
☐YES ☒ NO *(Check one).*

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: 30 June 2014
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Greg Sherrod	(512) 328-2430
Print Name	Telephone
	greg_sherrod@horizon-esi.com
Signature	Email Address
Horizon Environmental Services, Inc.	Oct 1, 2014
Name of Company	Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

P.G.
Seal

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name:	S Congress-Slaughter HEB
2	Project Address:	S Congress at Slaughter
3	Site Visit Date:	30 June 2014
4	Environmental Resource Inventory Date:	

5	Primary Contact Name:	Lee Sherrod
6	Phone Number:	512-328-2430
7	Prepared By:	Greg Sherrod
8	Email Address:	leesherrod@horizon-est.com

9	FEATURE TYPE {Wetland,Rimrock, Bluffs,Recharge Feature,Spring}	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Springs Est. Discharge
			coordinate	notation	coordinate	notation	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs
	Wetland in Drainage Ditch	W-1	30.163891		-97.787933		120	15							
	Wetland in Drainage Ditch	W-2	30.163163		-97.787618		75	15							

City of Austin Use Only CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature.

For wetlands, locate the approximate centroid of the feature and the estimated area.

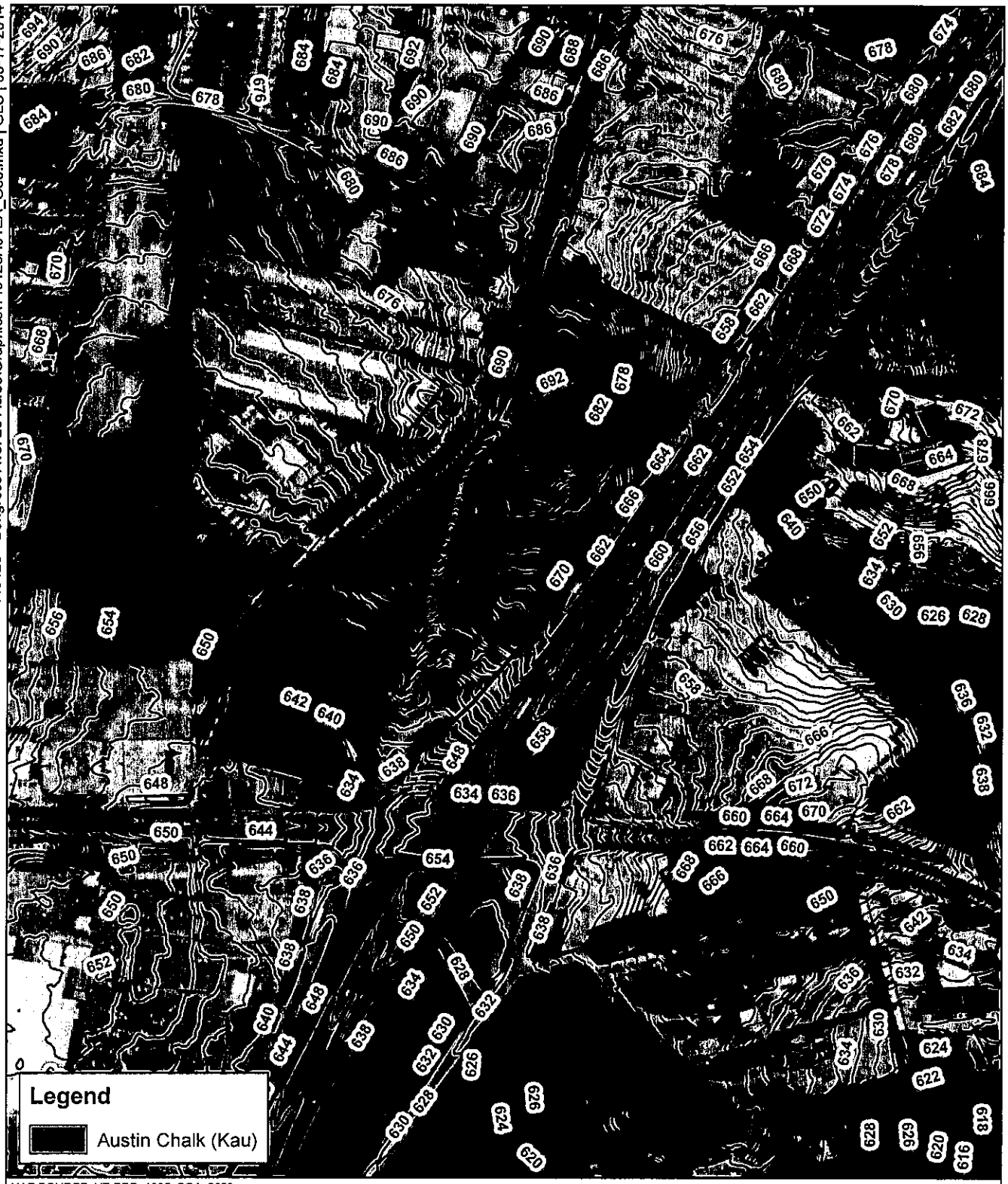
For a spring or seep, locate the source of groundwater that feeds a pool or stream.

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method		Accuracy	
GPS	☐	sub-meter	☐
Surveyed	☐	meter	☐
Other	☐	> 1 meter	☐

Professional Geologists apply seal below

Attachments



MAP SOURCE: UT-BEG, 1995; COA, 2003.

0 250 500
Feet

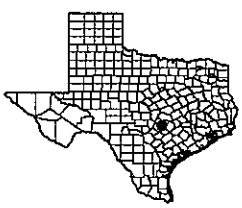
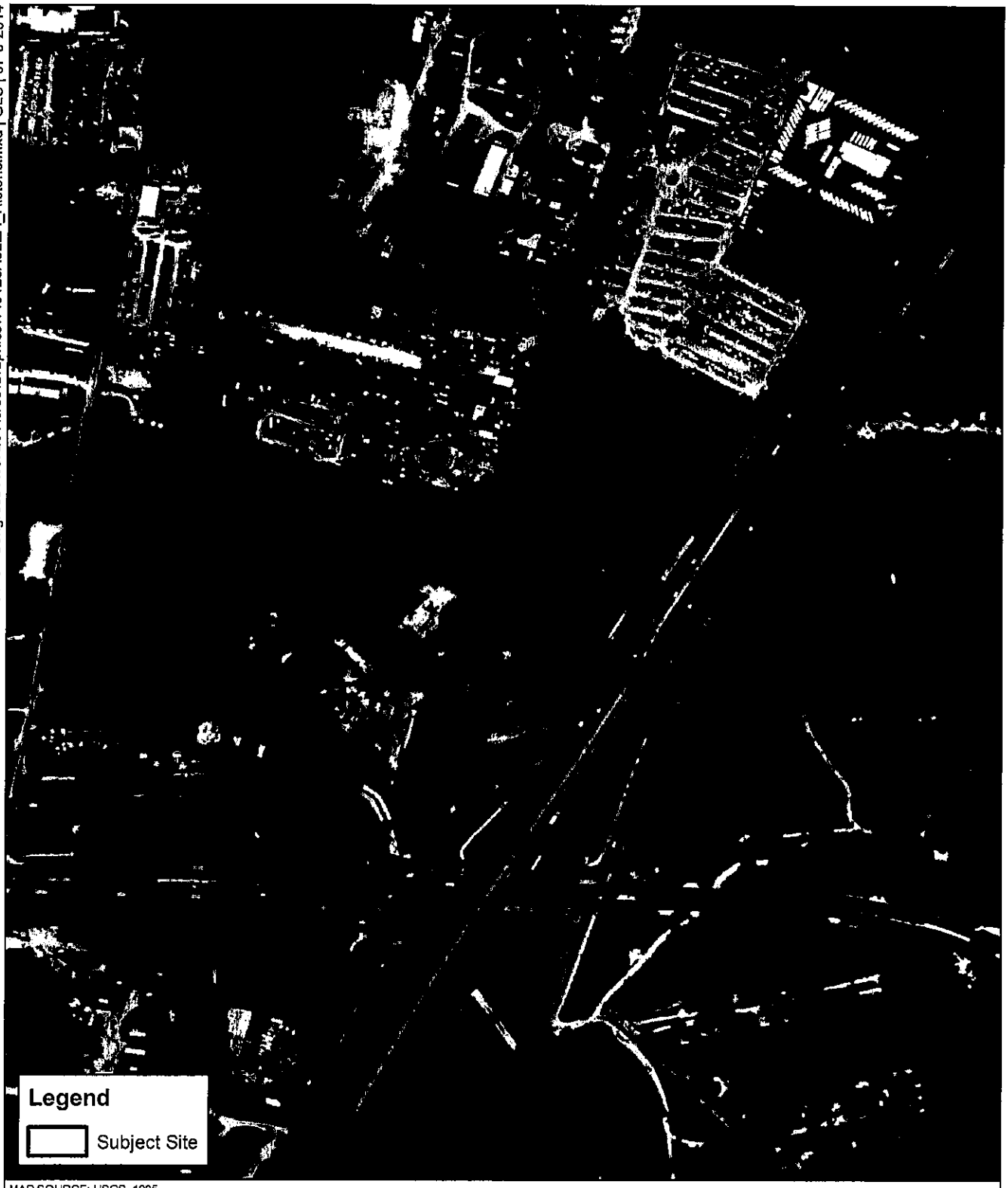


FIGURE 1

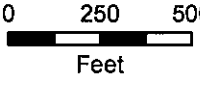
SITE-SPECIFIC GEOLOGIC MAP
APPROXIMATELY 26-ACRE
CONGRESS AVENUE TRACT
AUSTIN,
TRAVIS COUNTY, TEXAS

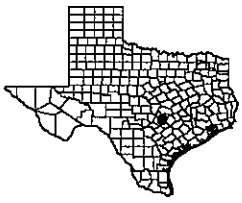
Horizon
Environmental Services, Inc.

140128 - Congress Ave. 26 Acres\Graphics\140128A02EA_Historic.mxd | GLS | 07-9-2014



MAP SOURCE: USGS, 1995.





Horizon
Environmental Services, Inc.

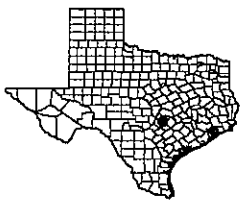
FIGURE 2

HISTORIC AERIAL PHOTOGRAPH
APPROXIMATELY 26-ACRE
CONGRESS AVENUE TRACT
AUSTIN,
TRAVIS COUNTY, TEXAS

140128 - Congress Ave. 26 Acres\Graphics\140128A03EA_Soil.mxd | GLS | 07-9-2014

MAP SOURCE: USDA, 2012; NRCS, 2014.

0 250 500
Feet

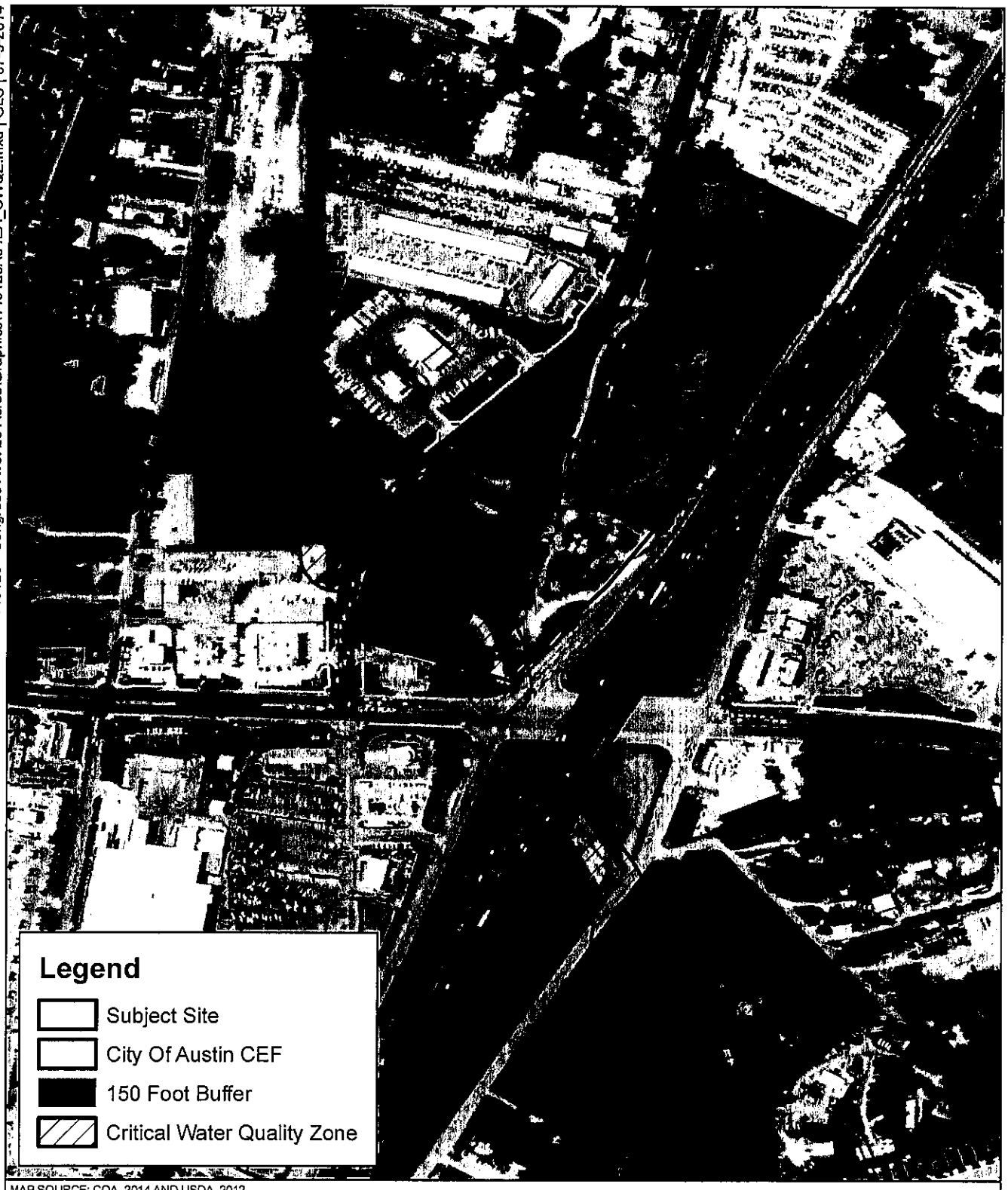


Horizon
Environmental Services, Inc.

FIGURE 3

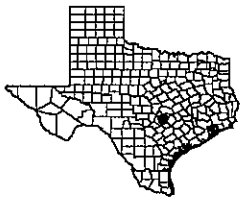
SITE SOIL MAP
APPROXIMATELY 26-ACRE
CONGRESS AVENUE TRACT
AUSTIN,
TRAVIS COUNTY, TEXAS

140128 - Congress Ave. 26 Acres\Graphics\140128A04EA_CWQZ.mxd | GLS | 07-9-2014



MAP SOURCE: COA, 2014 AND USDA, 2012.

0 250 500
Feet



Horizon
Environmental Services, Inc.

FIGURE 4

CRITICAL WATER QUALITY ZONE MAP
APPROXIMATELY 26-ACRE
CONGRESS AVENUE TRACT
AUSTIN,
TRAVIS COUNTY, TEXAS

Stantec Consulting Services Inc.
221 West Sixth Street Suite 600, Austin TX 78701-3411

February 8, 2018
File: 222011111

Attention: **Liz Johnston**
Development Services Department
505 Barton Springs Road
Austin, Texas 78704

Dear Ms. Johnston,

Reference: **Congress Avenue Commercial Tract – Revision (HEB)**
8801 Congress Avenue
Austin, Travis County, Texas
Tracking #: 11852287

This is our response to comments received from your office on January 31, 2018. We have reviewed these comments and respond in the following manner:

Env. Res. Mgmt. Review **Liz Johnston** **512.974.2619**

ERM1. Pursuant to LDC 25-8-121 (or LDC 30-5-121) an Environmental Resource Inventory is required for all sites: in a CWQZ. Please provide an ERI that meets all of the criteria described in ECM 1.3.0.

Response: Please find attached a copy of the Environmental Resource Inventory for the Congress Avenue Commercial Tract. (HEB)

Please contact our office should you have any questions or if we can be of further assistance.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Abby Penner
Civil Designer
Phone: 512.328.0011
Fax: 512.328.0325
Abby.Penner@stantec.com

Stantec Consulting Services Inc.
221 West Sixth Street Suite 600, Austin TX 78701-3411

February 8, 2018
File: 222011111

Attention: **Sangeeta Jain**
Development Services Department
505 Barton Springs Road
Austin, Texas 78704

Dear Ms. Jain,

Reference: **Congress Avenue Commercial Tract – Revision (HEB)**
8801 Congress Avenue
Austin, Travis County, Texas
Tracking #: 11852287

This is our response to comments received from your office on January 31, 2018. We have reviewed these comments and respond in the following manner:

DRD Transportation Review **Sangeeta Jain** **512.974.2219**

TR1. Please fill out the TIA worksheet (Page 6 of the Application).

Response: Please find attached completed TIA worksheet as discussed.
Also please find attached a copy of the completed TIA from January 2013.

Please contact our office should you have any questions or if we can be of further assistance.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Abby Penner
Civil Designer
Phone: 512.328.0011
Fax: 512.328.0325
Abby.Penner@stantec.com

SLAUGHTER CROSSINGS

< *TRAFFIC IMPACT ANALYSIS* >

Case #: C14-2012-0092 (Zoning)
C8-2012-0104.0A (Plat)

First Submittal: July 18, 2012
Final Submittal: January 11, 2013

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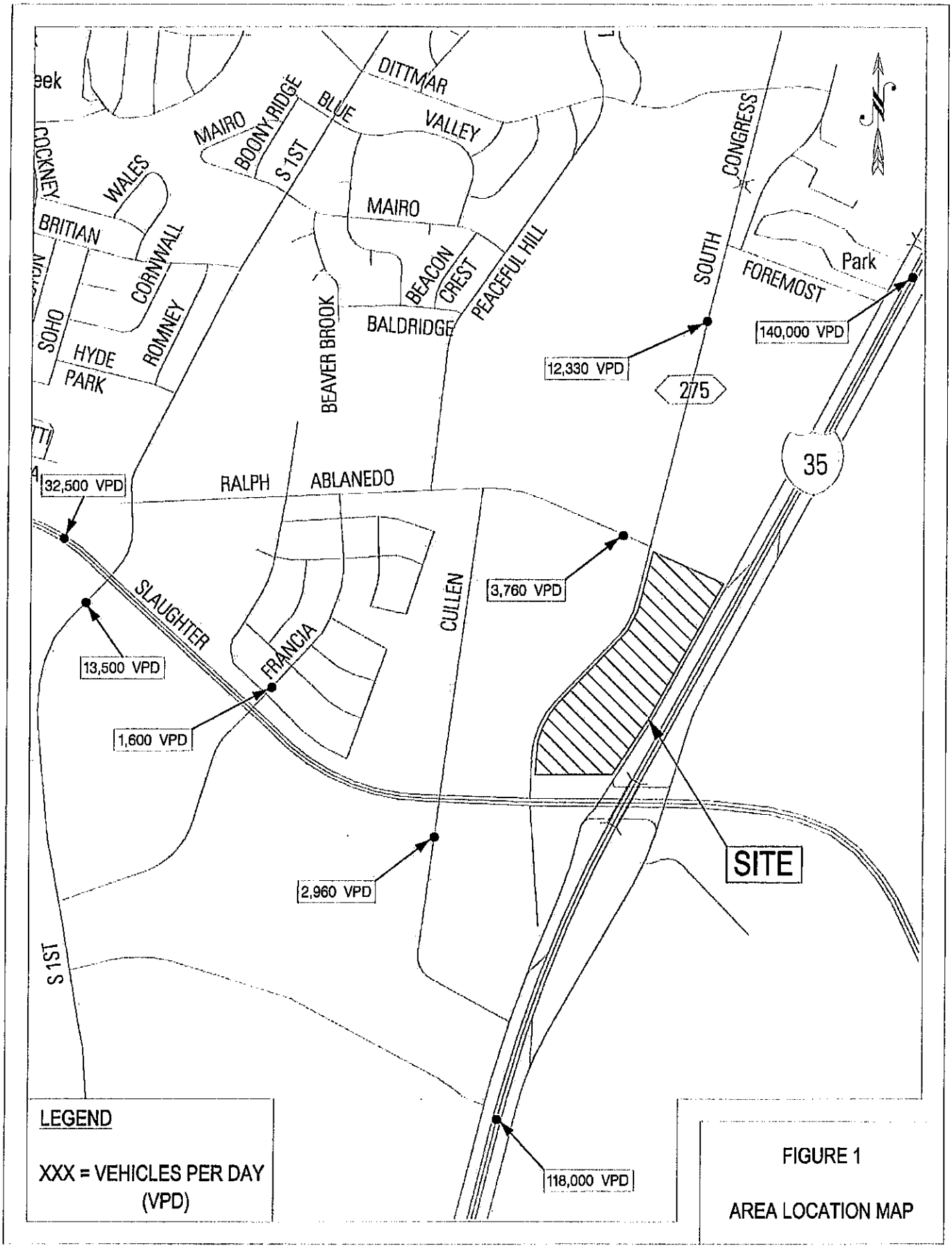


FIGURE 1

AREA LOCATION MAP

CERTIFICATION STATEMENT

I hereby certify that this report complies with Ordinance requirements and applicable technical requirements of the City of Austin and is complete and accurate to the best of my knowledge.

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 137.33. I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me, as authorized by the Act.

Kathleen G. Smith	1.11.13
(Signature of Responsible Engineer) Texas P.E. #	Date
Kathleen G. Smith	1.11.13
Signature of Submitter	Date
KATHLEEN G. SMITH	1.11.13
Printed Name of Submitter	Date

Table 1.
Summary of Unadjusted Daily and Peak Hour Trip Generation

Proposed Land Use[1]	Size	Equivalent 24-hour Rate[2,3]	24-Hour Two Way Volume[2]	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Tract 1							
Shopping Center	39,566 SF	0.0914	3,616	50	33	158	170
Drive-in Bank	3,800 SF	0.1482	562	27	21	49	49
Fast-Food Rest. with drive-through	3,500 SF	0.4961	1,736	88	85	62	57
Hotel	125 Rooms	7.5927	945	39	25	38	35
Tract 1 Sub-Total			**6,859**	**204**	**164**	**307**	**311**
Tract 2							
Shopping Center	27,434 SF	0.0914	2,508	40	24	117	117
High Turnover (sit-down) Restaurant	24,000 SF	0.1272	3,052	144	133	158	110
Drive-in Bank	2,200 SF	0.1482	327	15	12	28	28
Fast-Food Rest. with drive-through	2,500 SF	0.4961	1,241	63	60	44	40
Hotel	150 Rooms	7.5927	1,143	48	31	47	42
Tract 2 Sub-Total			**8,271**	**310**	**260**	**394**	**337**
Total			**15,130**	**514**	**424**	**701**	**648**

[1]Any food-serving land use that does not qualify as *fast-food restaurant with drive-through, high turnover (sit-down) restaurant*, or *quality restaurant* shall be considered *shopping center* for trip generation purposes at this development.
[2]24-hour volumes shall be calculated based on the Equivalent 24-hour Rate indicated in the table, for all land uses.
[3]Per SF or Room. Equivalent rates are calculated based on the total size of each type of land use for the entire development, as proposed in the original land use plan from the July 18, 2012 TIA.

Assumptions

1. The following pass-by reductions were assumed for the development:

	AM Peak	PM Peak
Shopping Center	0 percent	34 percent
High Turnover Rest.	0 percent	43 percent
Drive-in Bank	0 percent	47 percent
Fast-Food Rest. w/ Drive-thru	0 percent	50 percent

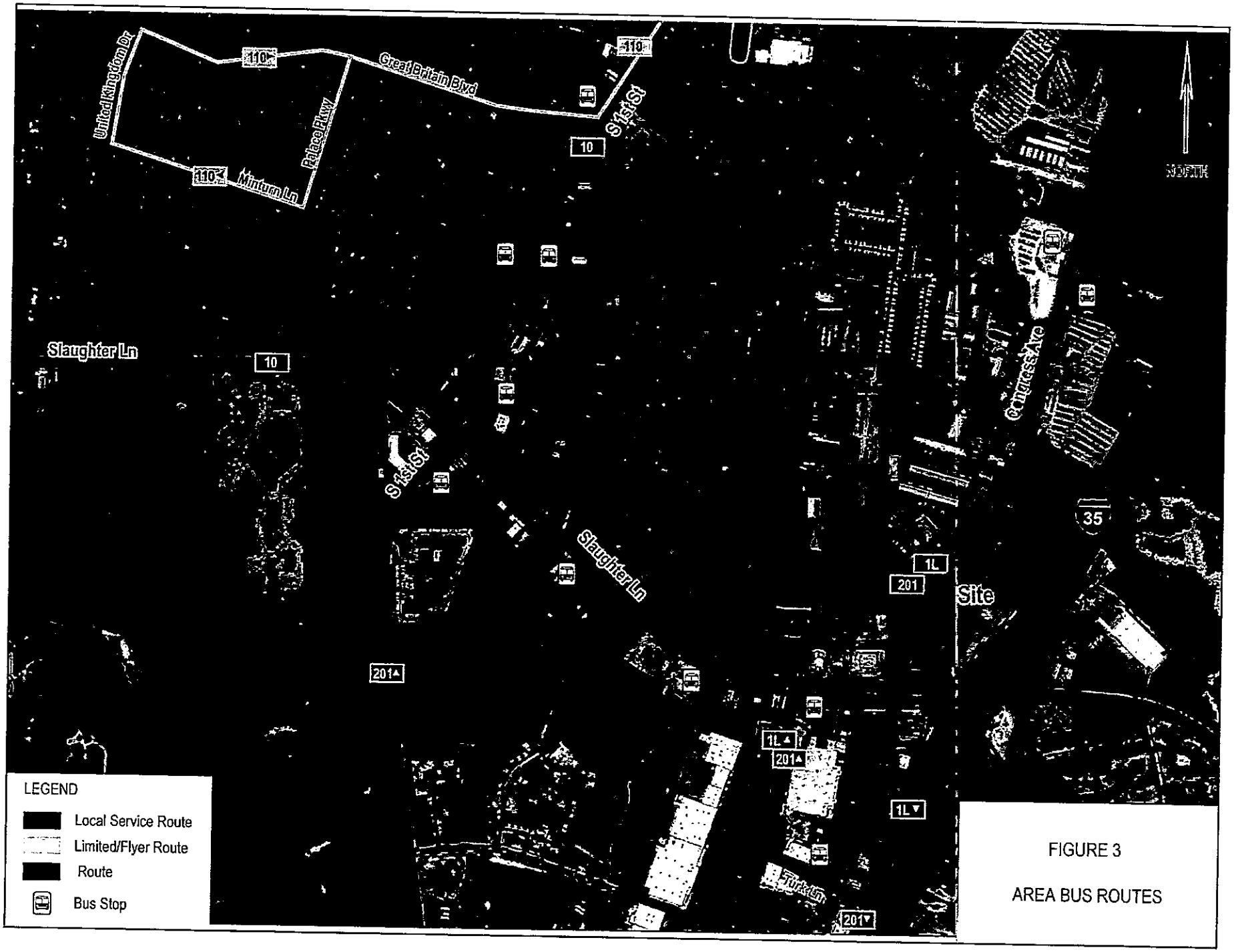


FIGURE 3

AREA BUS ROUTES

RECOMMENDED BICYCLE NETWORK: SECTOR E2

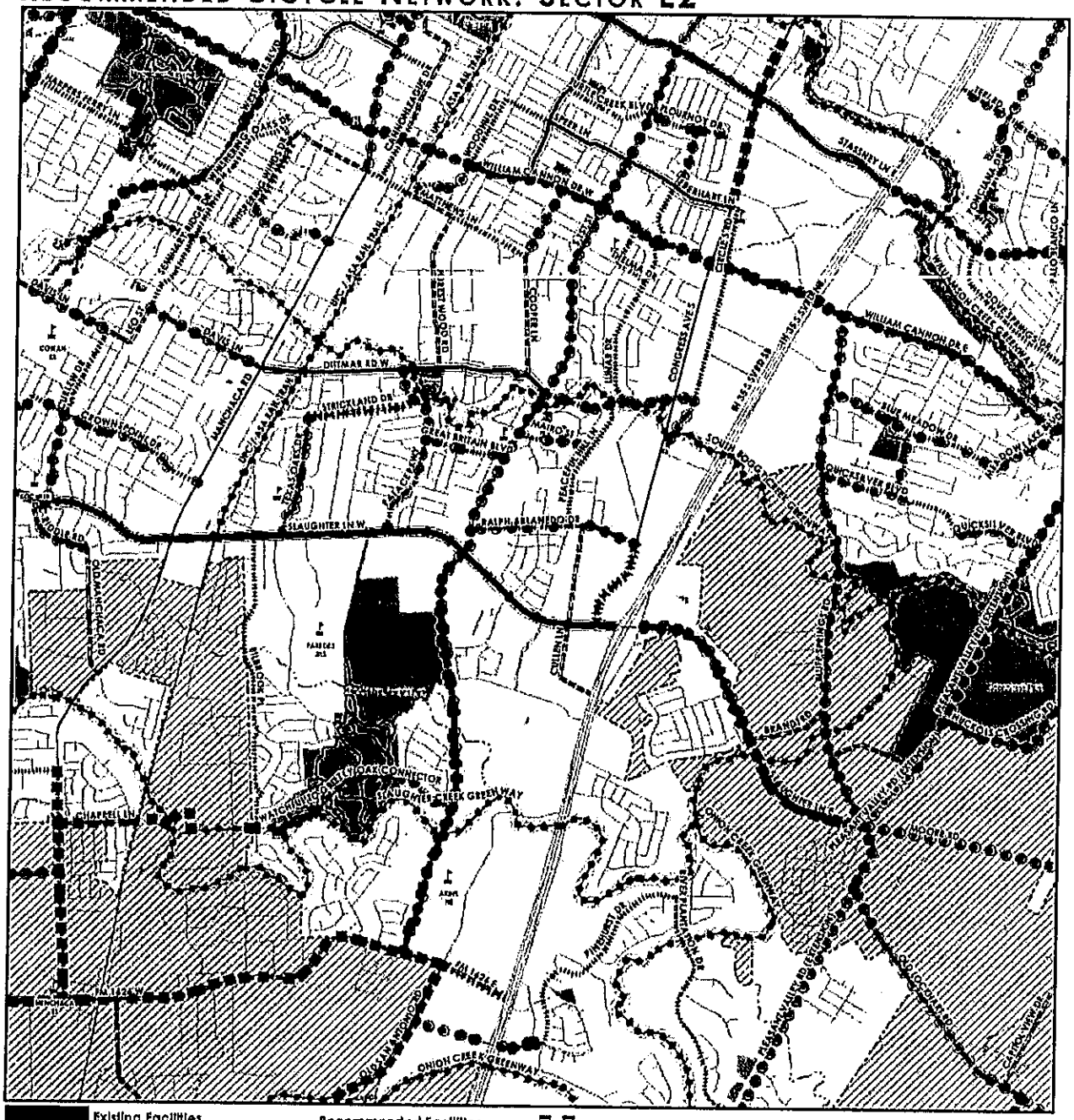


FIGURE 4
2009 City of Austin
Bicycle Plan

- 2012 Existing Conditions
- 2015 Forecasted Conditions (without site traffic)
- 2015 Site Plus Forecasted Conditions

Intersection Level of Service

The traffic impact analysis (TIA) analyzed fourteen intersections, of which five are currently signalized. The site plus forecasted condition level of service (LOS) assumes that all roadway and intersection improvements recommended in the TIA are constructed.

was assumed to be completed for the 2015 forecasted (without site) and site plus forecasted traffic conditions.

The following additional improvements were recommended in the Cityview at Double Creek TIA and were assumed to be completed for the 2015 forecasted (without site) and site plus forecasted traffic conditions:

1. Restriping of the eastbound Slaughter Lane approach at the IH 35 West Frontage Road to provide three through lanes.
2. Construction of an eastbound Slaughter Lane right-turn lane at the IH 35 West Frontage Road.

The interchange operates at LOS F during both the AM and PM Peak periods under 2015 forecasted (without site) traffic conditions with the above mentioned improvements. The interchange operates at LOS D and E during the AM and PM peak periods, respectively, under 2015 site plus forecasted traffic conditions assuming the following improvements:

1. Construction of a right-turn lane on the westbound approach of Slaughter Lane at the IH 35 East Frontage Road. The approach will provide three through lanes and one right-turn lane.
2. Restriping of westbound Slaughter Lane between IH 35 East Frontage Road and IH 35 West Frontage Road to provide three continuous lanes. The new lanes should be striped such that they align with the westbound input lanes on the east side of IH 35 East Frontage Road and transition back to their existing alignment at the westbound approach of IH 35 West Frontage Road. There is adequate existing pavement width to accommodate these lanes. The westbound approach at IH 35 West Frontage Road will continue to provide one left-turn lane and two through lanes. An advance intersection lane control (TMUTCD designation R3-8) sign should be installed between the two frontage roads for the westbound approach at IH 35 West Frontage Road.
3. Restriping of the northbound approach of IH 35 East Frontage to provide one u-turn lane, two left-turn lanes, one through lane, and one right-turn lane.
4. Optimization of signal timing.

The following additional improvements were recommended in the Saunders 143 Property TIA and were assumed to be completed for the 2015 forecasted (without site) and site plus forecasted traffic conditions:

1. Construction of a northbound right-turn lane on Cullen Lane. The approach will provide one left-turn lane, one through lane, and one right-turn lane.
2. Construction of a southbound left-turn lane on Cullen Lane. The approach will provide one left-turn lane and one through/right-turn lane.

The intersection operates at LOS A and C during the AM and PM peak periods, respectively, under 2015 forecasted (without site) traffic conditions with the above mentioned improvements. The intersection will continue to operate at LOS A and C during the AM and PM peak periods, respectively, under 2015 site plus forecasted traffic. No additional geometric improvements are recommended at this intersection as part of this TIA.

Francia Trail/Southpark Meadows Drive and Slaughter Lane – As shown in Table 3, the following improvements were recommended in the IH 35 and Slaughter Lane Retail TIA and were assumed to be completed for 2015 forecasted (without site) and site plus forecasted traffic conditions.

1. Construction of an eastbound right-turn lane on Slaughter Lane. The approach will provide one left-turn lane, three through-lanes, and one right-turn lane.
2. Restriping of the southbound approach of Francia Trail to provide one left-turn lane and one through/right-turn lane for 100 feet of length.

The intersection will operate at LOS B during both the AM and PM peak periods under 2015 forecasted (without site) traffic conditions with the above mentioned improvements. With the addition of site traffic, the intersection will operate at LOS B and C during the AM and PM peak periods, respectively.

South 1st Street and Slaughter Lane – As shown in Table 3, the following improvements were recommended in the Slaughter at Cullen Commercial TIA and were assumed to be completed for 2015 forecasted (without site) and site plus forecasted traffic conditions:

PM peak periods. No additional improvements are recommended at this intersection as part of this TIA.

Congress Avenue and Ralph Ablanedo Drive – The intersection operates at LOS A during both the AM and PM peak periods under 2015 forecasted (without site) traffic conditions. With the addition of site traffic, the intersection will continue to operate at LOS A during both the AM and PM peak periods. No improvements are recommended at this intersection as part of this TIA.

IH 35 West Frontage Road and Driveway A – This intersection will operate at LOS A during both the AM and PM peak periods under 2015 site plus forecasted conditions. Driveway A will provide right-in, right-out access only and should be constructed with a minimum 30-foot cross-section consisting of one outbound lane and one inbound lane. The 95th percentile queue length at this intersection is 22 feet and 133 feet for the eastbound approach during the AM and PM peak periods, respectively, under 2015 site plus forecasted traffic conditions.

IH 35 West Frontage Road and Driveway B – This intersection will operate at LOS A during both the AM and PM peak periods under 2015 site plus forecasted conditions. Driveway B will provide right-in, right-out access only and should be constructed with a minimum 30-foot cross-section consisting of one outbound lane and one inbound lane. The 95th percentile queue length at this intersection is 9 feet and 37 feet for the eastbound approach during the AM and PM peak periods, respectively, under 2015 site plus forecasted traffic conditions.

Congress Avenue and Driveway C – This intersection will operate at LOS A during both the AM and PM peak periods under 2015 site plus forecasted conditions. Driveway C will provide full access and should be constructed with a minimum 30-foot cross-section consisting of one outbound lane and one inbound lane. The 95th percentile queue length at this intersection is 10 feet and 12 feet for the westbound approach during the AM and PM peak periods, respectively, under 2015 site plus forecasted traffic conditions.

Congress Avenue and Driveway D – This intersection will operate at LOS A during both the AM and PM peak periods under 2015 site plus forecasted conditions. Driveway D will provide

Table 3.
Summary of Recommendations

Intersection	Recommended Improvement	Source of Recommendation
IH 35 and Slaughter Lane	Construction of a northbound right-turn lane at IH 35 East Frontage Road	IH 35 and Slaughter Retail TIA*
	Restriping of the eastbound Slaughter Ln. approach at IH 35 West Frontage Road to provide 3 through lanes	Cityview at Double Creek TIA
	Construction of an eastbound right-turn lane on Slaughter Ln. at IH 35 West Frontage Road	Cityview at Double Creek TIA
	Construction of a westbound right-turn lane on Slaughter Ln. at IH 35 East Frontage Road	This TIA (Slaughter Crossings TIA)
	Restriping of westbound Slaughter Ln. between IH 35 East and West Frontage Roads to provide 3 continuous lanes	This TIA (Slaughter Crossings TIA)
	Restriping of northbound approach of IH 35 East Frontage Road to provide 1 u-turn lane, 2 left-turn lanes, 1 through lane, and 1 right-turn lane	This TIA (Slaughter Crossings TIA)
	Optimization of signal timing	This TIA (Slaughter Crossings TIA)
Congress Avenue and Slaughter Lane	Construction of a southbound right-turn lane on Congress Ave.	Saunders 143 Property TIA
	Optimization of signal timing	This TIA (Slaughter Crossings TIA)
Cullen Lane and Slaughter Lane	Construction of an eastbound right-turn lane on Slaughter Ln.	Quick Tract TIA
	Construction of a northbound right-turn lane on Cullen Ln.	Saunders 143 Property TIA
	Construction of a southbound left-turn lane on Cullen Ln.	Saunders 143 Property TIA
Francia Trail/Southpark Meadows Drive and Slaughter Lane	Construction of an eastbound right-turn lane on Slaughter Ln.	IH 35 and Slaughter Lane Retail TIA
	Restriping of the southbound approach of Francia Trail to provide one left-turn lane and one through/right-turn lane	IH 35 and Slaughter Retail TIA*
South 1st Street and Slaughter Lane	Construction of a westbound right-turn lane on Slaughter Ln.	Slaughter at Cullen Commercial TIA
	Construction of an additional southbound left-turn lane on South 1st St.	Slaughter at Cullen Commercial TIA
	Construction of an additional northbound left-turn lane on South 1st St.	Harrell Property TIA
	Construction of an eastbound right-turn lane on Slaughter Ln.	Harrell Property TIA
	Updating of signal equipment and optimization of signal timing	Harrell Property TIA
	Construction of a northbound right-turn lane on South 1st St.	Saunders 143 Property TIA
	Construction of a southbound right-turn lane on South 1st St.	Slaughter and South 1st TIA

*Existing Wal-Mart – Improvement has not been constructed.

Metropolitan Planning Organization (CAMPO) 2035 Regional Transportation Plan (Ref. 3) catalog the classifications of these major roadways and document proposed improvements. Capital Metro bus schedules and maps (Ref. 4) were used to identify bus service provided in the vicinity of the site, as shown in Figure 3. In addition, the 2009 Austin Bicycle Plan (Ref. 5) proposes recommendations which are discussed in the following paragraphs.

IH 35 – The Austin Metropolitan Area Transportation Plan (AMATP) and the CAMPO 2035 Transportation Plan classify IH 35 in the site vicinity as a six-lane freeway. Based on TxDOT 2010 traffic count data, the traffic volumes on IH 35, north and south of Slaughter Lane, were approximately 140,000 and 118,000 vehicles per day (vpd), respectively.

Slaughter Lane – The AMATP and the CAMPO 2035 Transportation Plan classify Slaughter Lane as a six-lane divided major arterial between Manchaca Road and Onion Creek. 2011 traffic volume data obtained by HDR recorded approximately 32,500 vpd on Slaughter Lane, west of South 1st Street. The 2009 Austin Bicycle Plan does not recommend modifying the existing bike lanes for Route 86 on Slaughter Lane from IH 35 to Manchaca Road at this time. Capital Metro provides service along Slaughter Lane east and west of South 1st Street via Bus Routes 201 and 10, respectively.

South 1st Street – The AMATP and the CAMPO 2035 Transportation Plan classify South 1st Street as a four-lane undivided minor arterial between William Cannon Drive and Slaughter Lane. South 1st Street is a four-lane divided minor arterial between Slaughter Lane and FM 1626. 2011 traffic volume data obtained by HDR recorded approximately 13,500 vpd on South 1st Street, south of Slaughter Lane. Capital Metro provides service along South 1st Street north and south of Slaughter Lane via Bus Routes 10 and 201, respectively.

Congress Avenue – The AMATP and the CAMPO 2035 Transportation Plan classify Congress Avenue as a four-lane divided major arterial north of Slaughter Lane. South of Slaughter Lane, Congress Avenue transitions to an internal site roadway that services the Southpark Meadows development. Based on TxDOT 2010 traffic count data, the traffic volume on Congress

recommends a wide curb from William Cannon Drive to FM 1626 on the IH 35 frontage roads (Route 421). Figure 4 shows the 2009 City of Austin Bike Plan recommended facilities.

Slaughter Lane – No improvements are currently planned for this roadway in the vicinity of the site.

South 1st Street – The Austin Bicycle Plan recommends Route 37 bike lanes along South 1st Street from Dittmar Road to FM 1626. No other improvements are currently planned for this roadway in the vicinity of the site.

Congress Avenue – The 2009 Austin Bicycle Plan recommends upgrading the existing shared lanes on Congress Avenue, between Ralph Ablanedo Drive to Slaughter Lane, to wide curbs. No other improvements are currently planned for this roadway in the vicinity of the site.

Francia Trail – No improvements are currently planned along this roadway in the vicinity of the site.

Cullen Lane – No improvements are currently planned for this roadway in the vicinity of the site.

Ralph Ablanedo Drive – No improvements are currently planned for this roadway in the vicinity of the site.

TRAFFIC ANALYSIS

In order to assess the traffic impacts of the proposed development, two (2) time periods and three (3) travel conditions were evaluated:

1. 2011 Existing Conditions
2. 2015 Forecasted Conditions (without site traffic)
3. 2015 Site Plus Forecasted Conditions

weighted average of the vehicle delay; therefore, an intersection may have an overall LOS C or D but have individual movements which are LOS E or F.

Table 4.
Signalized Intersection: Level of Service Measurement and Qualitative Descriptions

Level of Service	Control Delay Per Vehicle (sec)	Qualitative Description
A	≤ 10	Good progression and short cycle lengths
B	> 10 and ≤ 20	Good progression or short cycle lengths, more vehicle stops
C	> 20 and ≤ 35	Fair progression and/or longer cycle lengths, some cycle failures
D	> 35 and ≤ 55	Congestion becomes noticeable, high volume-to-capacity ratio
E	> 55 and ≤ 80	Limit of acceptable delay, poor progression, long cycles, and/or high volume
F	> 80	Unacceptable to drivers, volume greater than capacity

Unsignalized Intersection Level of Service

Unsignalized intersection LOS is defined in terms of average control delay. Control delay is the portion of total delay attributed to traffic control measures, traffic signals and stop signs. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

The analysis method assumes that major street through traffic is not affected by minor street flows. Major street left-turning traffic and the traffic on the minor approaches are affected by opposing movements. Stop or yield signs are used to assign the right-of-way to the major street. This designation forces drivers on the controlled street to select gaps in the major street flow through which to execute crossing or turning maneuvers. Thus, the capacity of the controlled legs is based upon two factors:

2012 – EXISTING CONDITIONS

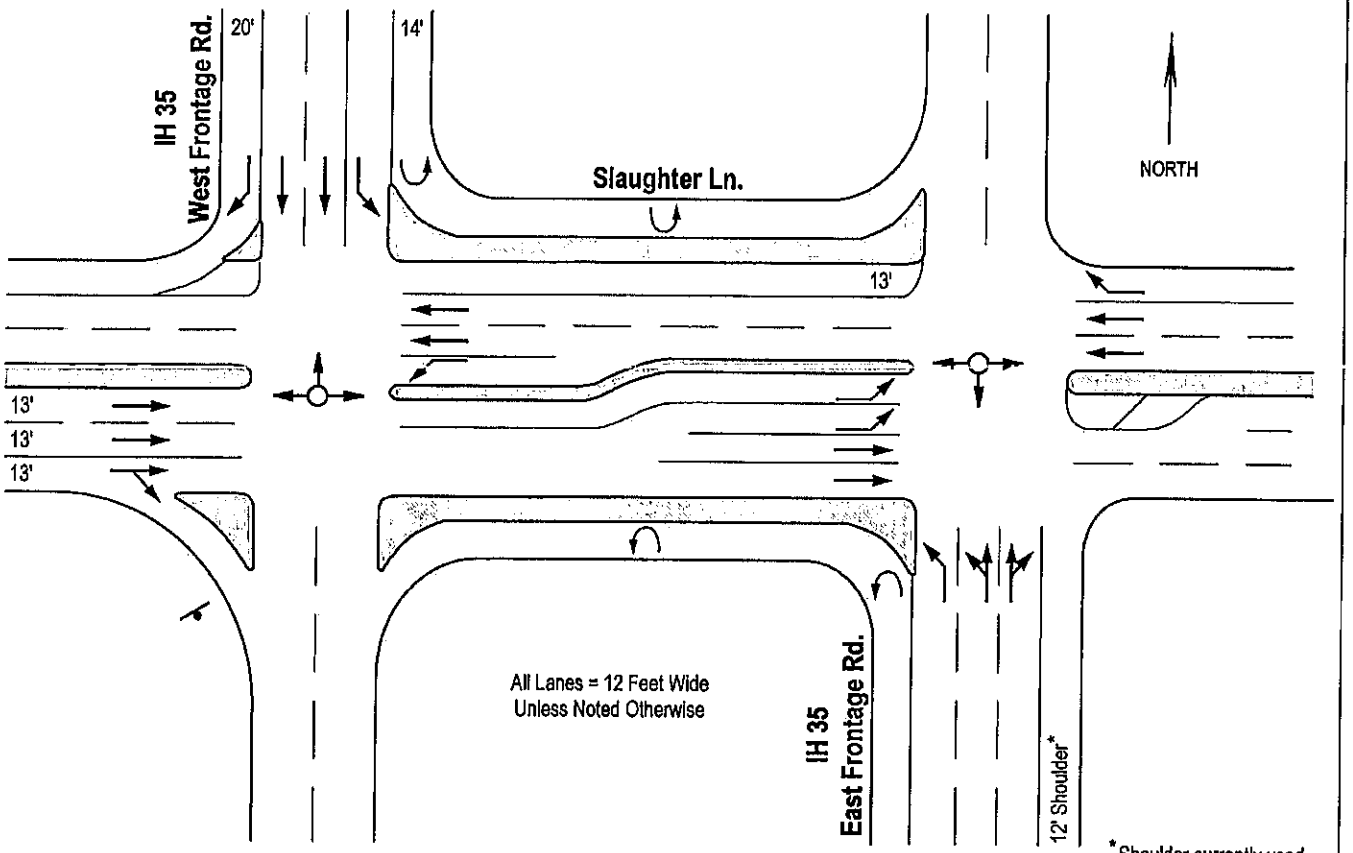
The analysis of existing traffic required the collection of data on the major roadways and intersections. Traffic counts were conducted at the following intersections on May 2, 2012, while schools were still in session:

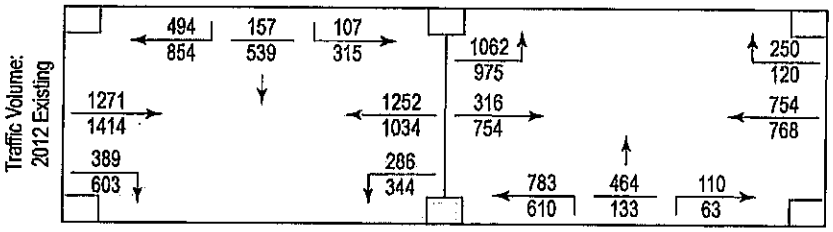
- Congress Avenue and Slaughter Lane
- South 1st Street and Slaughter Lane
- South 1st Street and Ralph Ablanedo Drive
- Congress Avenue and Ralph Ablanedo Drive

Traffic counts were conducted at the intersection of Cullen Lane and Slaughter Lane on May 8, 2012, while the University of Texas (UT) was not in session. To account for the missing UT traffic, a one (1) percent and two (2) percent traffic volume increase was applied to the counts during the AM and PM peak periods, respectively, based on the actual change in traffic volume measured at the intersection of South 1st Street and Slaughter Lane between May 2, 2012 and May 8, 2012.

With approval from the City of Austin, traffic counts conducted in 2011 at the intersection of Francia Trail and Slaughter Lane and the IH 35 and Slaughter Lane interchange were used for the 2012 existing analysis. Based on the approved TIA Scope, the following adjustments were made to these traffic counts to estimate 2012 traffic volumes:

1. A ten (10) percent traffic volume increase was applied to the 2011 traffic counts conducted at the intersection of Francia Trail and Slaughter Lane to account for schools that were not in session when the count was conducted.
2. A two (2) percent traffic volume increase was applied to the 2011 traffic counts conducted at the intersection of Francia Trail and Slaughter Lane and the IH 35 and Slaughter Lane interchange to reflect expected 2012 traffic volumes.





LEGEND

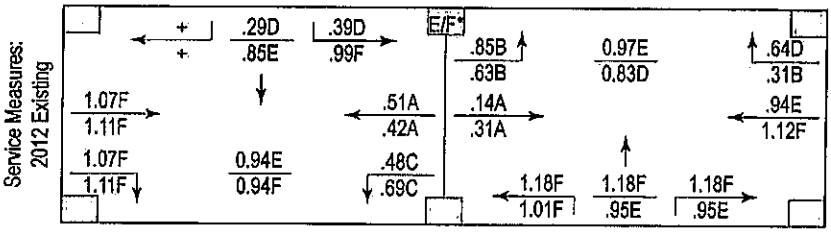
$\frac{000}{000} = \frac{AM}{PM}$ Peak Hour Volume

$\frac{.00\,X}{.00\,X} = \frac{AM}{PM}$ Service Measures (V/C LOS)

\+ = Undefined Service Measure

= Traffic Signal

= Yield Sign



*Overall Interchange LOS

LEVEL OF SERVICE (LOS)

LOS	Control Delay Per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 20
C	> 20 and ≤ 35
D	> 35 and ≤ 55
E	> 55 and ≤ 80
F	> 80

FIGURE 5

2012 EXISTING
GEOMETRIC AND TRAFFIC
VOLUME CONDITIONS

left-turn lanes and one through/right-turn lane. The current intersection LOS is D and F during the AM and PM peak periods, respectively.

Cullen Lane and Slaughter Lane

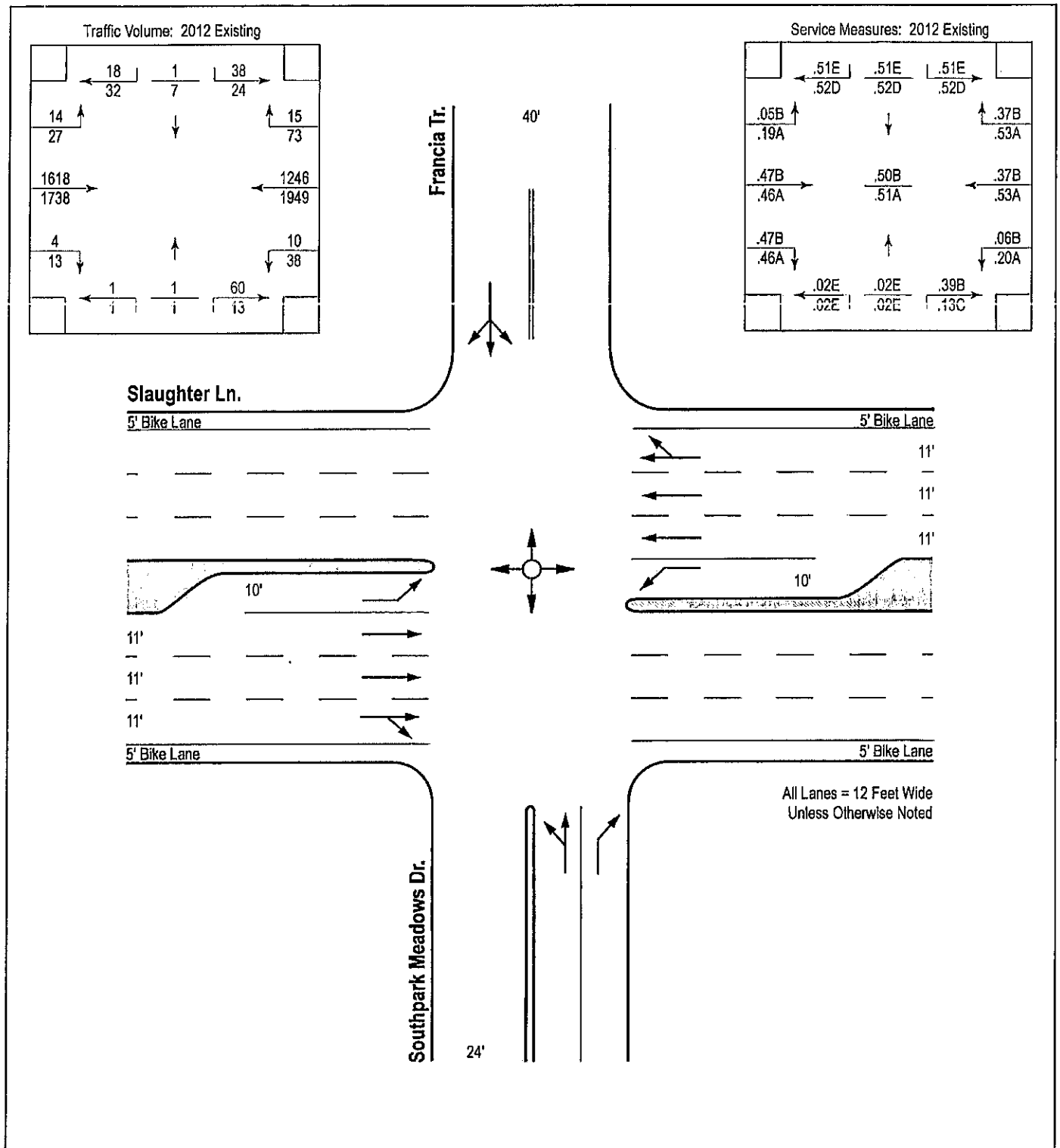
As shown in Figure 7, the eastbound and westbound approaches of Slaughter Lane both provide one left-turn lane, two through lanes, one through/right-turn lane, and a bicycle lane. The northbound approach of Cullen Lane provides one left-turn lane and one through/right-turn lane. The southbound approach of Cullen Lane provides one left-turn/through/right-turn lane. The current intersection LOS is B and C during the AM and PM peak periods, respectively.

Francia Trail/Southpark Meadows Drive and Slaughter Lane

As shown in Figure 8, the eastbound and westbound approaches of Slaughter Lane both provide one left-turn lane, two through lanes, one through/right-turn lane and a bicycle lane. The northbound approach of Southpark Meadows Drive provides one left-turn/through lane and one right-turn lane. The southbound approach of Francia Trail provides one left-turn/through/right-turn lane. The current intersection LOS is B and A during the AM and PM peak periods, respectively.

South 1st Street and Slaughter Lane

As shown in Figure 9, the eastbound and westbound approaches of Slaughter Lane both provide one left-turn lane, two through lanes, one through/right-turn lane and a bicycle lane. The northbound and southbound approaches of South 1st Street both provide one left-turn lane, one through lane, and one through/right-turn lane. The current intersection LOS is D during both the AM and PM peak periods.



NORTH

LEGEND

000/000 = AM/PM Peak Hour Volume

.00 X/.00 X = AM/PM Service Measures (V/C LOS)

= Traffic Signal

Signalized Intersection
LEVEL OF SERVICE (LOS)

LOS	Control Delay Per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 20
C	> 20 and ≤ 35
D	> 35 and ≤ 55
E	> 55 and ≤ 80
F	> 80

FIGURE 8

2012 EXISTING GEOMETRIC AND TRAFFIC VOLUME CONDITIONS

Unsignalized Intersections

The following intersections within the study area are unsignalized:

- South 1st Street and Ralph Ablanedo Drive
- Congress Avenue and Ralph Ablanedo Drive

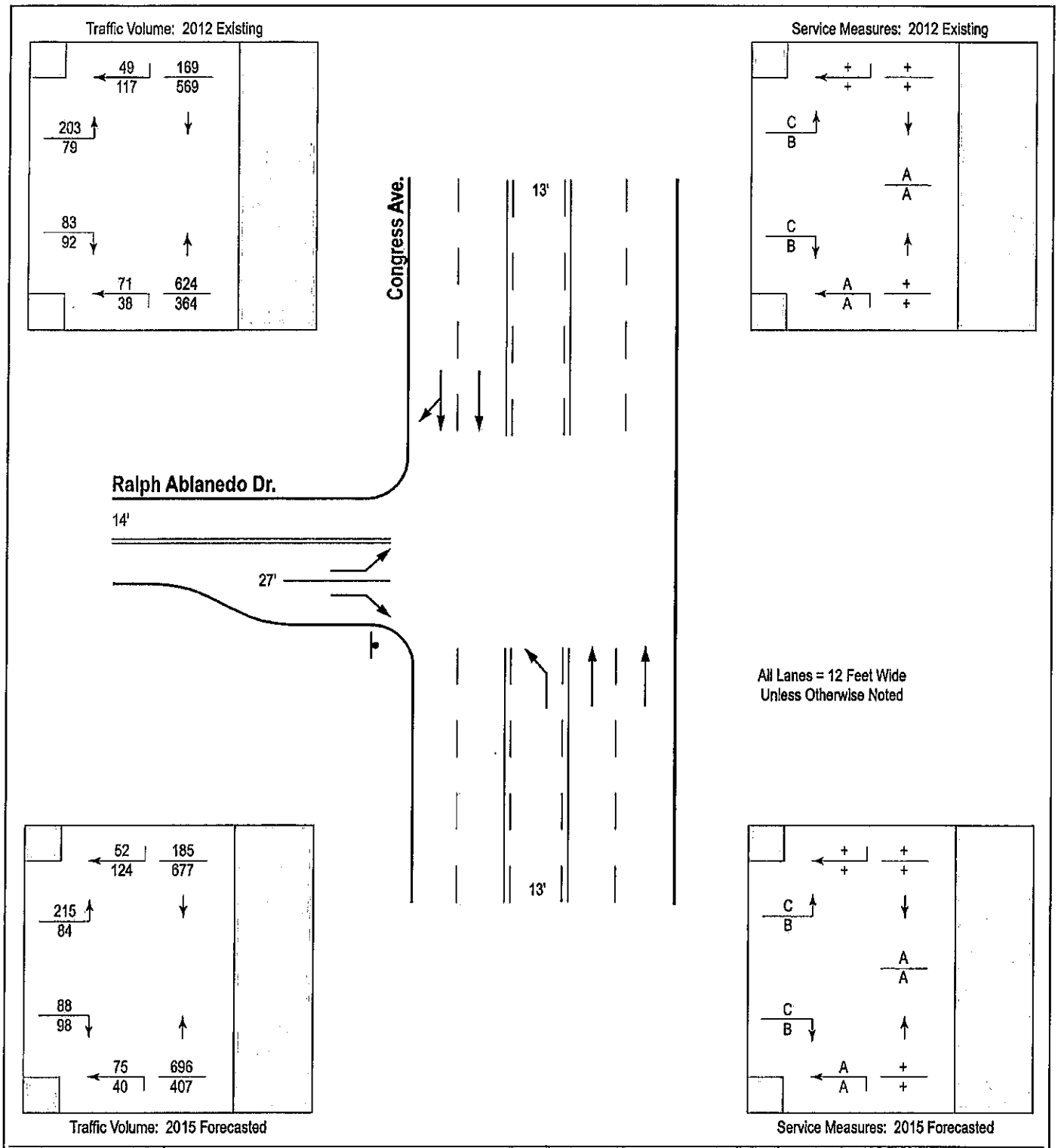
Existing roadway geometrics of the above intersections are presented in Figures 10 and 11 along with current turning movement counts and LOS. Brief descriptions of the intersections follow:

South 1st Street and Ralph Ablanedo Drive

As shown in Figure 10, the northbound and southbound approaches of South 1st Street both provide one left-turn lane, one through lane, and one through/right-turn lane. The eastbound and westbound approaches of Ralph Ablanedo Drive are stop-controlled and provide one left-turn/through/right-turn lane. The current intersection LOS is A during both the AM and PM peak periods. The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2015 forecasted (without site) traffic conditions.

Congress Avenue and Ralph Ablanedo Drive

As shown in Figure 11, the northbound approach of Congress Avenue provides one left-turn lane and two through lanes. The southbound approach of Congress Avenue provides one through lane and one through/right-turn lane. The eastbound approach of Ralph Ablanedo Drive is stop-controlled and provides one left-turn lane and one right-turn lane. The current intersection LOS is A during both the AM and PM peak periods. The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2015 forecasted (without site) traffic conditions.



NORTH

LEGEND

000/000 = AM/PM Peak Hour Volume

X/X = AM/PM Service Measures (LOS)

— = Stop Sign

\+ = Undefined Service Measure

Unsignalized Intersection
LEVEL OF SERVICE (LOS)

LOS	Control Delay Per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

FIGURE 11

2012 EXISTING/
2015 FORECASTED
GEOMETRIC AND
TRAFFIC VOLUME
CONDITIONS

Table 6.
Summary of Unadjusted Daily and Peak Hour Trip Generation

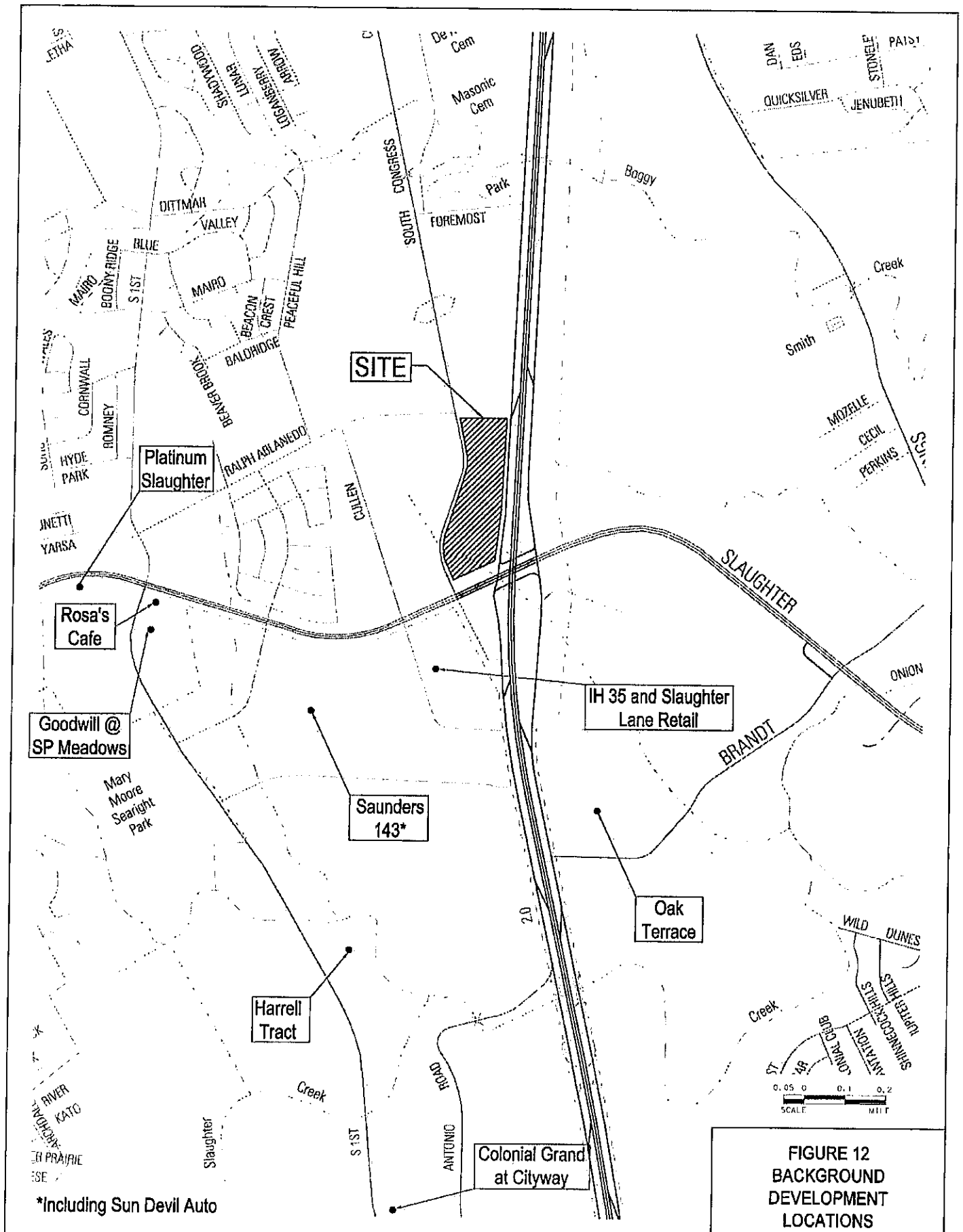
Proposed Land Use[1]	Size	Equivalent 24-hour Rate[2,3]	24-Hour Two Way Volume[2]	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Tract 1							
Shopping Center	39,566 SF	0.0914	3,616	50	33	158	170
Drive-in Bank	3,800 SF	0.1482	562	27	21	49	49
Fast-Food Rest. with drive-through	3,500 SF	0.4961	1,736	88	85	62	57
Hotel	125 Rooms	7.5927	945	39	25	38	35
Tract 1 Sub-Total			**6,859**	**204**	**164**	**307**	**311**
Tract 2							
Shopping Center	27,434 SF	0.0914	2,508	40	24	117	117
High Turnover (sit-down) Restaurant	24,000 SF	0.1272	3,052	144	133	158	110
Drive-in Bank	2,200 SF	0.1482	327	15	12	28	28
Fast-Food Rest. with drive-through	2,500 SF	0.4961	1,241	63	60	44	40
Hotel	150 Rooms	7.5927	1,143	48	31	47	42
Tract 2 Sub-Total			**8,271**	**310**	**260**	**394**	**337**
Total			**15,130**	**514**	**424**	**701**	**648**

[1]Any food-serving land use that does not qualify as *fast-food restaurant with drive-through*, *high turnover (sit-down) restaurant*, or *quality restaurant* shall be considered *shopping center* for trip generation purposes at this development.
[2]24-hour volumes shall be calculated based on the Equivalent 24-hour Rate indicated in the table, for all land uses.
[3]Per SF or Room. Equivalent rates are calculated based on the total size of each type of land use for the entire development, as proposed in the original land use plan from the July 18, 2012 TIA.

Analysis Assumptions

The traffic impact analysis process involves both the use of primary data and engineering judgment on transferable parameters. Specifically, engineering judgment is required for estimation of background traffic growth, pass-by capture, internal capture, and transit trip reductions, all of which are further described in the following paragraphs.

Background Traffic – Based on a comparison of previous counts and 2011 traffic counts conducted at the study intersections, a two (2) percent annual growth rate was assumed to



*Including Sun Devil Auto

FIGURE 12
BACKGROUND
DEVELOPMENT
LOCATIONS

Table 7.
Summary of Adjusted Daily and Peak Hour Trip Generation

Proposed Land Use[1]	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Tract 1						
Shopping Center	39,566 SF	2,699	47	30	97	101
Drive-in Bank	3,800 SF	415	27	21	24	24
Fast-Food Rest. with drive-through	3,500 SF	1,172	79	77	28	26
Hotel	125 Rooms	945	39	25	38	35
Tract 1 Sub-Total		**5,231**	**192**	**153**	**187**	**186**
Tract 2						
Shopping Center	27,434 SF	1,876	34	22	66	69
High Turnover (sit-down) Restaurant	24,000 SF	2,156	130	120	81	56
Drive-in Bank	2,200 SF	242	15	12	13	13
Fast-Food Rest. with drive-through	2,500 SF	837	57	54	20	18
Hotel	150 Rooms	1,143	48	31	47	42
Tract 2 Sub-Total		**6,254**	**284**	**239**	**227**	**198**
Total		**11,485**	**476**	**392**	**414**	**384**

[1]Any food-serving land use that does not qualify as *fast-food restaurant with drive-through*, *high turnover (sit-down) restaurant*, or *quality restaurant* shall be considered *shopping center* for trip generation purposes at this development.

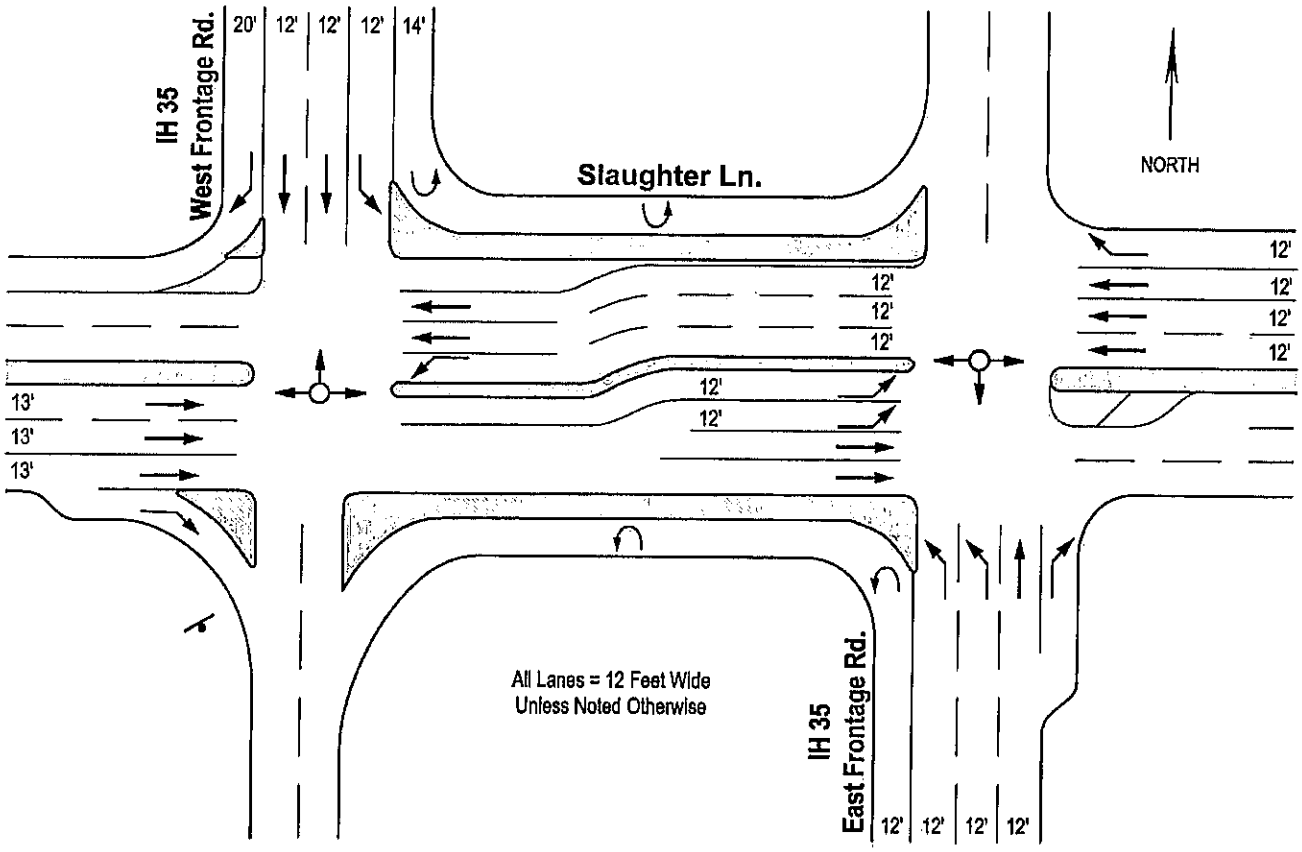
Directional Distribution – The next step involved distribution of the site generated trips to appropriate geographic directions and logical connecting roadways. The major thoroughfares that have a direct bearing on the accessibility of the project have been previously identified. Traffic counts conducted during the study provided the basis for the overall directional distribution of traffic approaching and departing the project site, as summarized in Table 8.

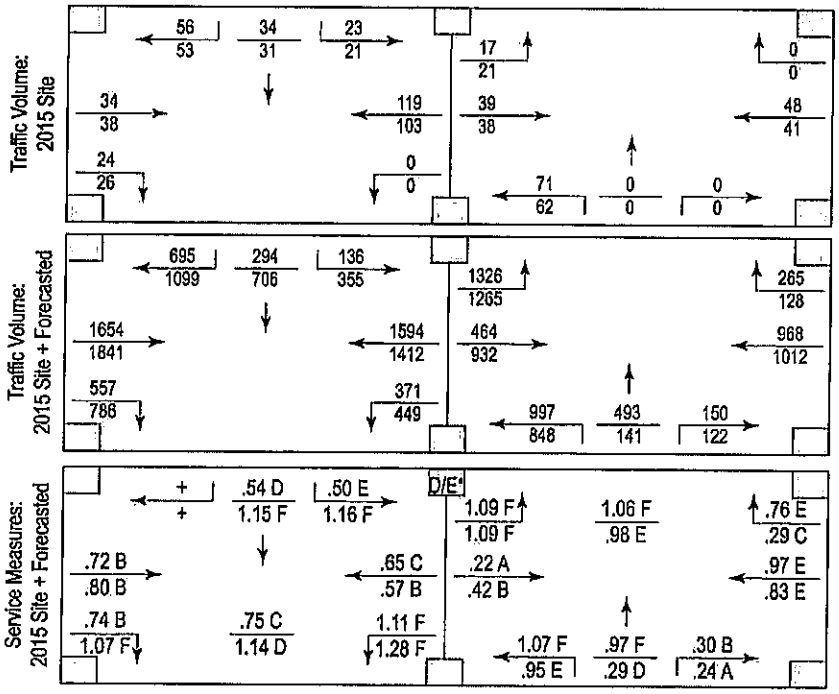
The following additional improvements were recommended in the Cityview at Double Creek TIA and were assumed to be completed for the 2015 forecasted (without site) and site plus forecasted traffic conditions:

1. Restriping of the eastbound Slaughter Lane approach at the IH 35 West Frontage Road to provide three through lanes.
2. Construction of an eastbound Slaughter Lane right-turn lane at the IH 35 West Frontage Road.

As shown in Figure 13, the interchange operates at LOS F during both the AM and PM Peak periods under 2015 forecasted (without site) traffic conditions with the above mentioned improvements. As shown in Figure 14, the interchange operates at LOS D and E during the AM and PM peak periods, respectively, under 2015 site plus forecasted traffic conditions assuming the following improvements:

1. Construction of a right-turn lane on the westbound approach of Slaughter Lane at the IH 35 East Frontage Road. The approach will provide three through lanes and one right-turn lane.
2. Restriping of westbound Slaughter Lane between IH 35 East Frontage Road and IH 35 West Frontage Road to provide three continuous lanes. The new lanes should be striped such that they align with the westbound input lanes on the east side of IH 35 East Frontage Road and transition back to their existing alignment at the westbound approach of IH 35 West Frontage Road. There is adequate existing pavement width to accommodate these lanes. The westbound approach at IH 35 West Frontage Road will continue to provide one left-turn lane and two through lanes. An advance intersection lane control (TMUTCD designation R3-8) sign should be installed between the two frontage roads for the westbound approach at IH 35 West Frontage Road.
3. Restriping of the northbound approach of IH 35 East Frontage to provide one u-turn lane, two left-turn lanes, one through lane, and one right-turn lane.
4. Optimization of signal timing.





LEGEND

$\frac{000}{000} = \frac{AM}{PM}$ Peak Hour Volume

$\frac{.00\,X}{.00\,X} = \frac{AM}{PM}$ Service Measures (V/C LOS)

\+ = Undefined Service Measure

= Traffic Signal

= Yield Sign

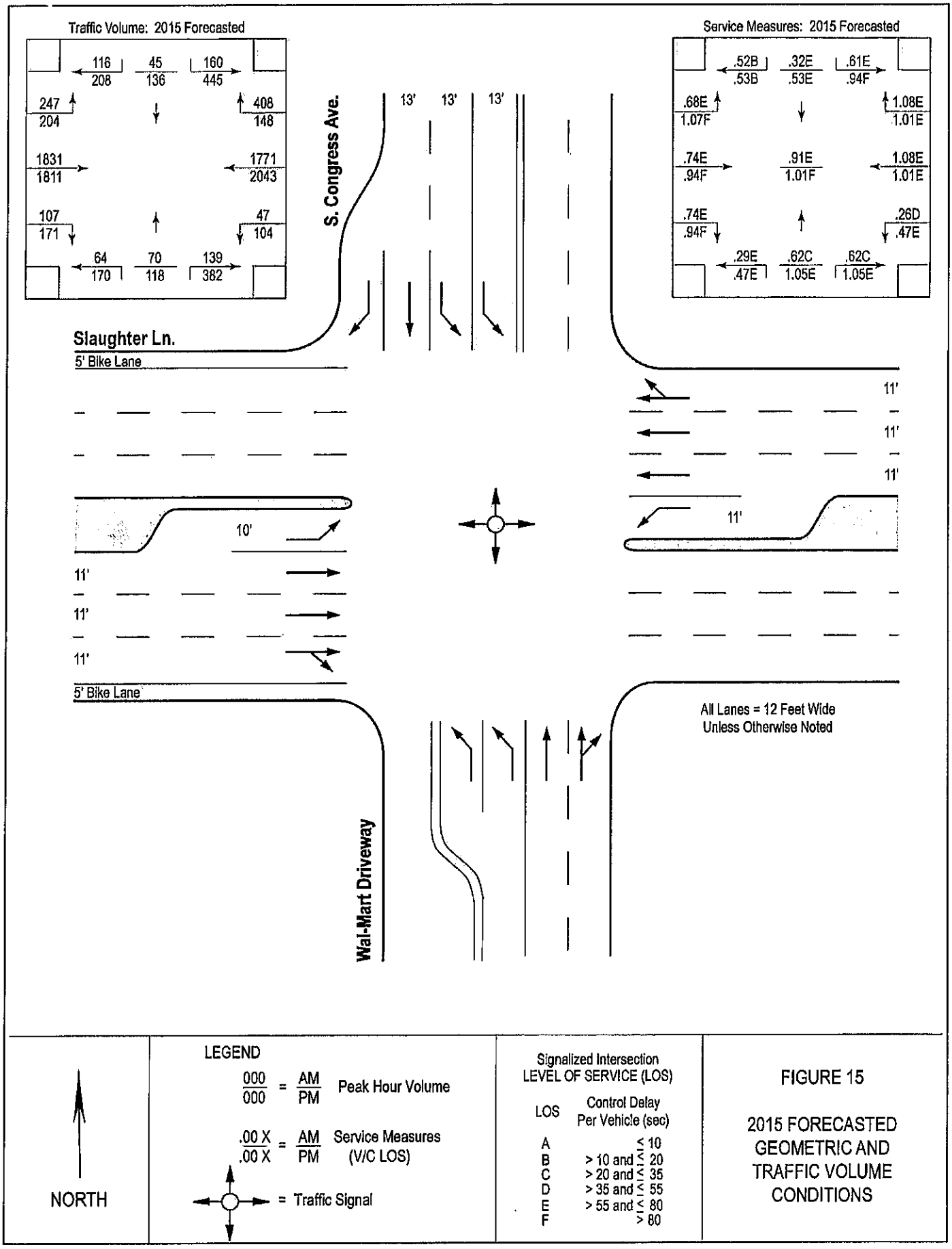
LEVEL OF SERVICE (LOS)

LOS	Control Delay Per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 20
C	> 20 and ≤ 35
D	> 35 and ≤ 55
E	> 55 and ≤ 80
F	> 80

*Overall Interchange LOS

FIGURE 14

2015 SITE + FORECASTED GEOMETRIC AND TRAFFIC VOLUME CONDITIONS



NORTH

LEGEND

000 / 000 = AM / PM Peak Hour Volume

.00 X / .00 X = AM / PM Service Measures (V/C LOS)

= Traffic Signal

Signalized Intersection
LEVEL OF SERVICE (LOS)

LOS	Control Delay Per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 20
C	> 20 and ≤ 35
D	> 35 and ≤ 55
E	> 55 and ≤ 80
F	> 80

FIGURE 15

2015 FORECASTED GEOMETRIC AND TRAFFIC VOLUME CONDITIONS

Cullen Lane and Slaughter Lane – As shown in Table 9, construction of an eastbound right-turn lane on Slaughter Lane was proposed in the Quick Tract TIA and was assumed to be completed for the 2015 forecasted (without site) and site plus forecasted traffic conditions. The approach will provide one left-turn lanes, three through lane, and one right-turn lane.

The following additional improvements were recommended in the Saunders 143 Property TIA and were assumed to be completed for the 2015 forecasted (without site) and site plus forecasted traffic conditions:

1. Construction of a northbound right-turn lane on Cullen Lane. The approach will provide one left-turn lane, one through lane, and one right-turn lane.
2. Construction of a southbound left-turn lane on Cullen Lane. The approach will provide one left-turn lane and one through/right-turn lane.

As shown in Figure 17, the intersection operates at LOS A and C during the AM and PM peak periods, respectively, under 2015 forecasted (without site) traffic conditions with the above mentioned improvements. With the addition of site traffic, the intersection will continue to operate at LOS A and C during the AM and PM peak periods, respectively, under 2015 site plus forecasted traffic conditions, as shown in Figure 17. No additional geometric improvements are recommended at this intersection as part of this TIA.

Site traffic comprises approximately 7.1 percent and 6.0 percent of total vehicles at the intersection during the AM and PM peak periods, respectively.

Francia Trail/Southpark Meadows Drive and Slaughter Lane – As shown in Table 9, The following improvements were recommended in the IH 35 and Slaughter Lane Retail TIA and were assumed to be completed for 2015 forecasted (without site) and site plus forecasted traffic conditions:

1. Construction of an eastbound right-turn lane on Slaughter Lane. The approach will provide one left-turn lane, three through-lanes, and one right-turn lane.
2. Restriping of the southbound approach of Francia Trail to provide one left-turn lane and one through/right-turn lane for 100 feet of length.

As shown in Figure 18, the intersection will operate at LOS B during both the AM and PM peak periods under 2015 forecasted (without site) traffic conditions with the above mentioned improvements. With the addition of site traffic, the intersection will operate at LOS B and C during the AM and PM peak periods, respectively, with no additional improvements needed, as shown in Figure 18.

Site traffic comprises approximately 6.6 percent and 5.0 percent of total vehicles at the intersection during the AM and PM peak periods, respectively.

South 1st Street and Slaughter Lane – As shown in Table 9, the following improvements were recommended in the Slaughter at Cullen Commercial TIA and were assumed to be completed for 2015 forecasted (without site) and site plus forecasted traffic conditions:

1. Construction of a westbound right-turn lane on Slaughter Lane. The approach will provide one left-turn lane, three through lanes, and one right-turn lane.
2. Construction of an additional southbound left-turn lane on South 1st Street.

The following additional improvements were recommended in the Harrell Property TIA and were assumed to be completed for the 2015 forecasted (without site) and site plus forecasted traffic conditions:

1. Construction of an additional northbound left-turn lane on South 1st Street.
2. Construction of an eastbound right-turn lane on Slaughter Lane. The approach will provide one left-turn lane, three through lanes, and one right-turn lane.
3. Updating of signal equipment and optimization of signal timing and phasing.

The addition of a northbound right-turn lane on South 1st Street was proposed in the Saunders 143 TIA and was assumed to be completed for the 2015 forecasted (without site) and site plus forecasted traffic conditions. The approach will provide two left-turn lanes, two through lanes, and one right-turn lane.

The construction of a southbound right-turn lane on South 1st Street was proposed in the Slaughter and South 1st TIA and was assumed to be completed for the 2015 forecasted

(without site) and site plus forecasted traffic conditions. The approach will provide two left-turn lanes, two through lanes, and one right-turn lane.

As shown in Figure 19, this intersection will operate at LOS D during both the AM and PM peak period under 2015 forecasted (without site) traffic conditions with the above mentioned improvements. With the addition of site traffic, the intersection will continue to operate at LOS D during both the AM and PM peak periods, as shown in Figure 19. No additional improvements are recommended at this intersection as part of this TIA.

Site traffic comprises approximately 4.7 percent and 3.8 percent of total vehicles at the intersection during the AM and PM peak periods, respectively.

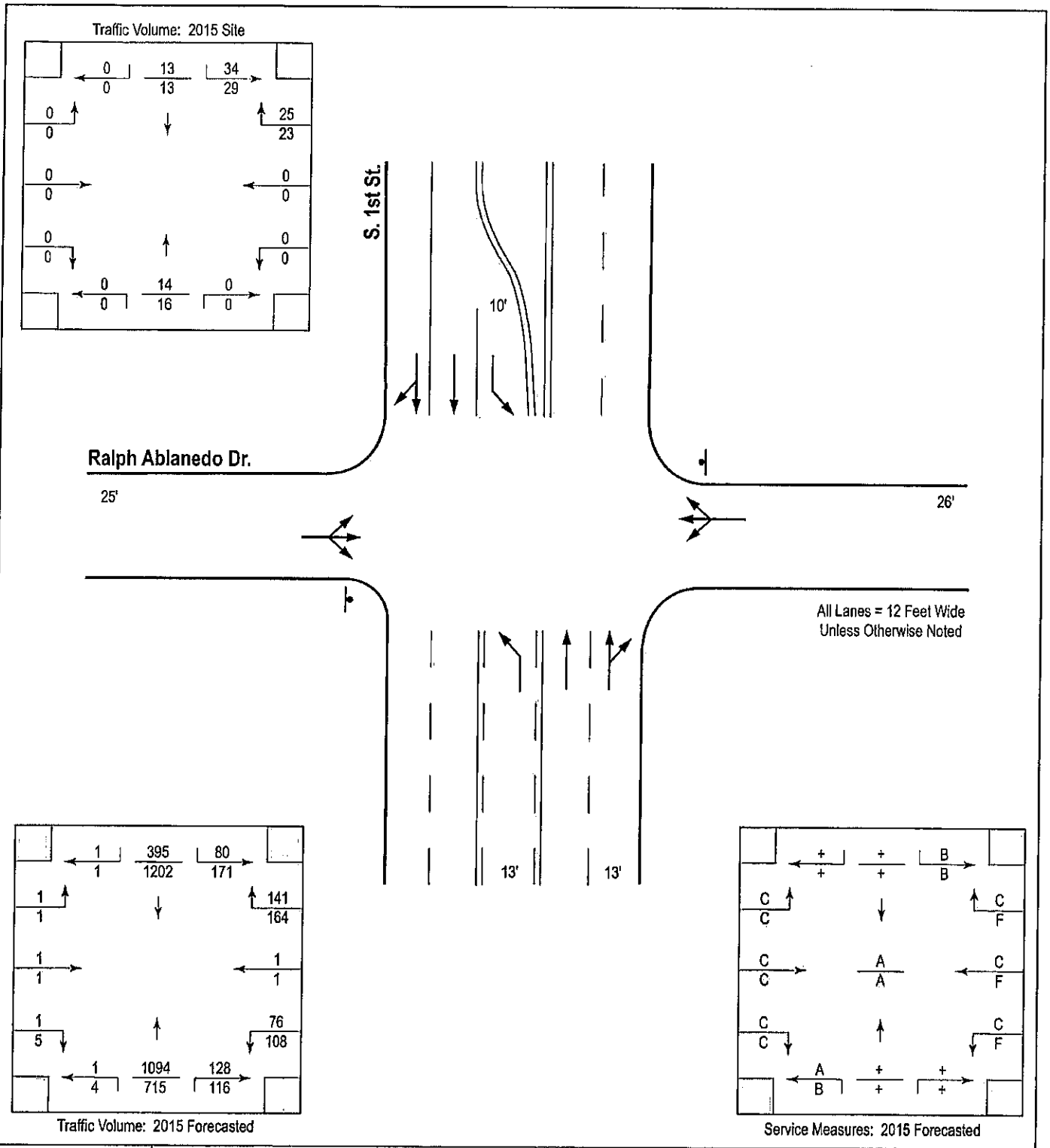
South 1st Street and Ralph Ablanedo Drive – As shown in Figure 20, the intersection operates at LOS A during both the AM and PM peak periods under 2015 site plus forecasted traffic conditions. No improvements are recommended at this intersection as part of this TIA.

Site traffic comprises approximately 4.5 percent and 3.2 percent of total vehicles at the intersection during the AM and PM peak periods, respectively.

Congress Avenue and Ralph Ablanedo Drive – As shown in Figure 21, the intersection operates at LOS A during both the AM and PM peak periods under 2015 site plus forecasted traffic conditions. No improvements are recommended at this intersection as part of this TIA.

Site traffic comprises approximately 7.2 percent and 6.0 percent of total vehicles at the intersection during the AM and PM peak periods, respectively.

IH 35 West Frontage Road and Driveway A – As shown in Figure 22, this intersection will operate at LOS A during both the AM and PM peak periods under 2015 site plus forecasted conditions. Driveway A will provide right-in, right-out access only and should be constructed with a minimum 30-foot cross-section consisting of one outbound lane and one inbound lane. The 95th percentile queue length at this intersection is 22 feet and 133 feet for the eastbound



NORTH

LEGEND

$\frac{000}{000} = \frac{AM}{PM}$ Peak Hour Volume

$\frac{X}{X} = \frac{AM}{PM}$ Service Measures (LOS)

— = Stop Sign

\+ = Undefined Service Measure

Unsignalized Intersection
LEVEL OF SERVICE (LOS)

LOS	Control Delay Per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

FIGURE 20

2015
SITE + FORECASTED
GEOMETRIC AND
TRAFFIC VOLUME
CONDITIONS

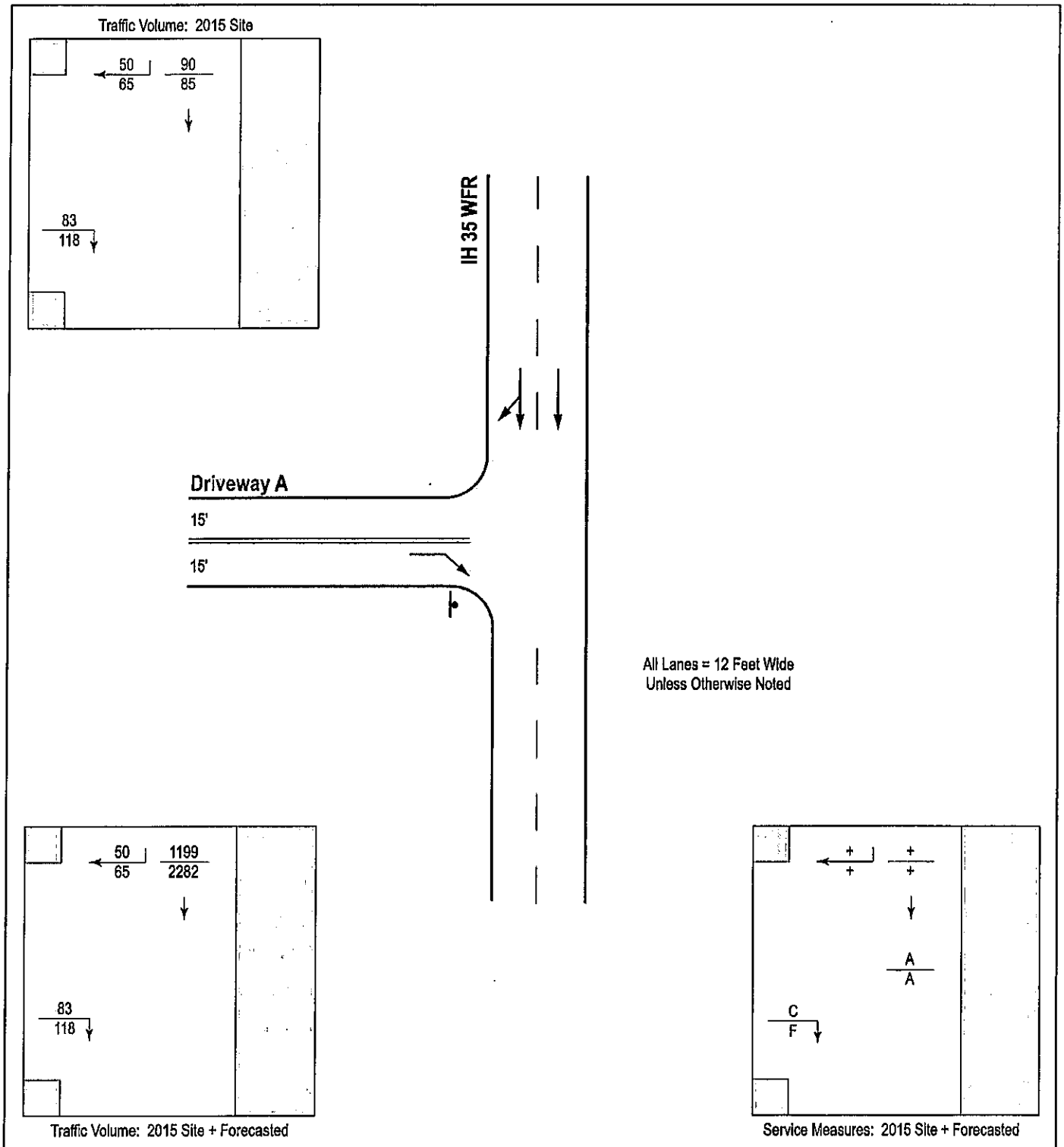
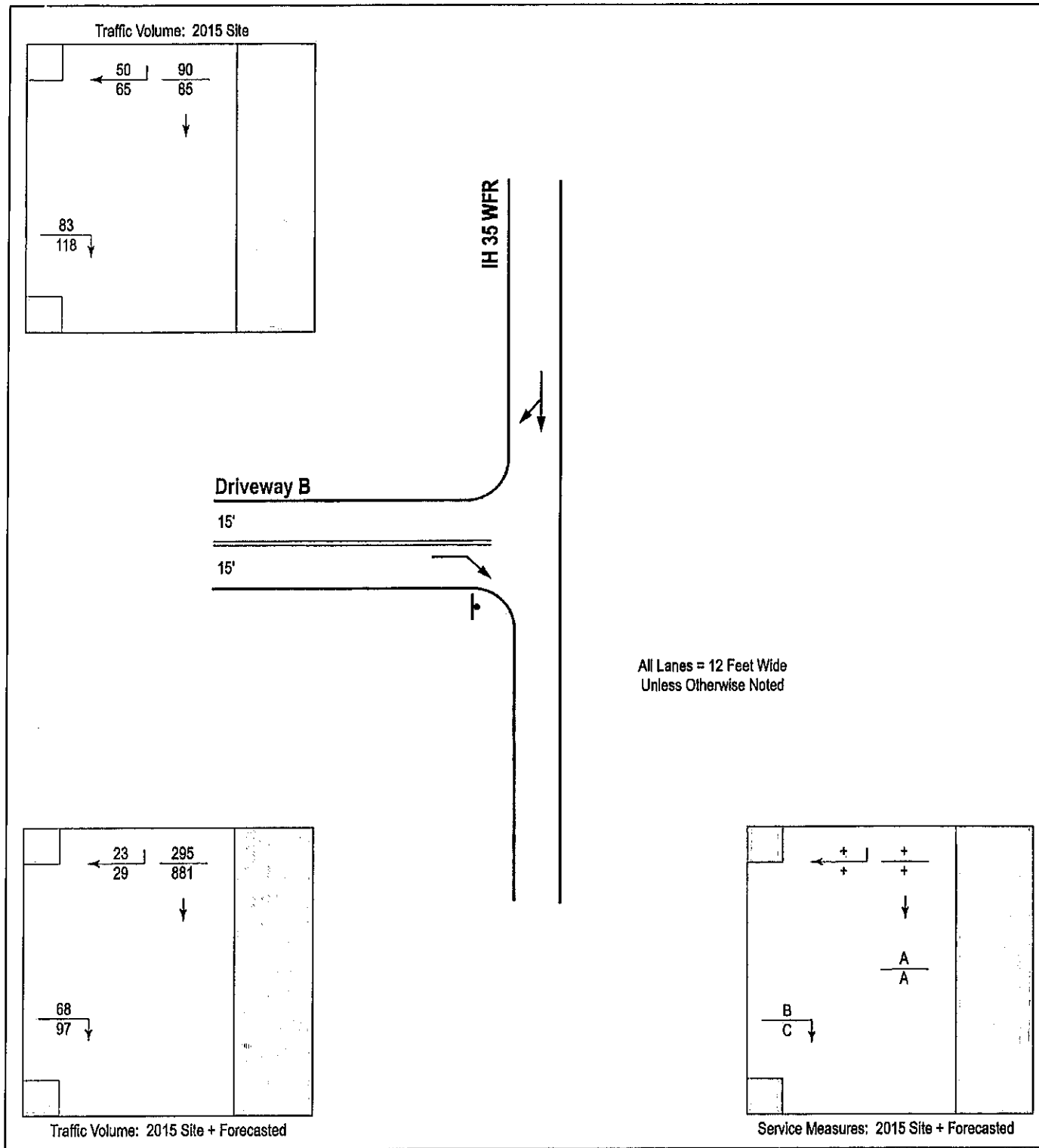


FIGURE 22

2015
SITE + FORECASTED
GEOMETRIC AND
TRAFFIC VOLUME
CONDITIONS



NORTH

LEGEND

$\frac{000}{000} = \frac{AM}{PM}$ Peak Hour Volume

$\frac{X}{X} = \frac{AM}{PM}$ Service Measures (LOS)

Stop Sign

\+ = Undefined Service Measure

Unsignalized Intersection
LEVEL OF SERVICE (LOS)

LOS	Control Delay Per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

FIGURE 23

2015
SITE + FORECASTED
GEOMETRIC AND
TRAFFIC VOLUME
CONDITIONS

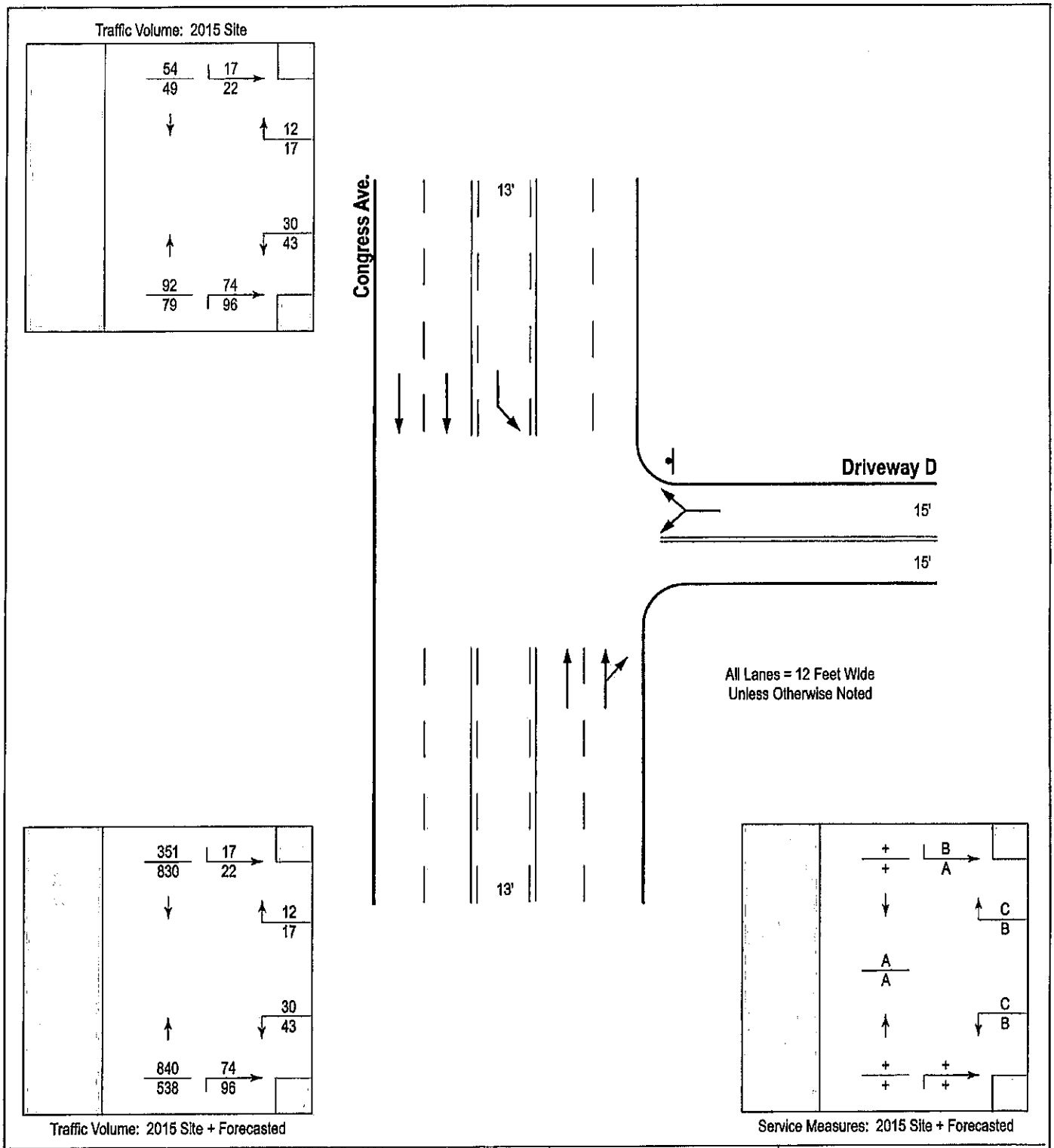
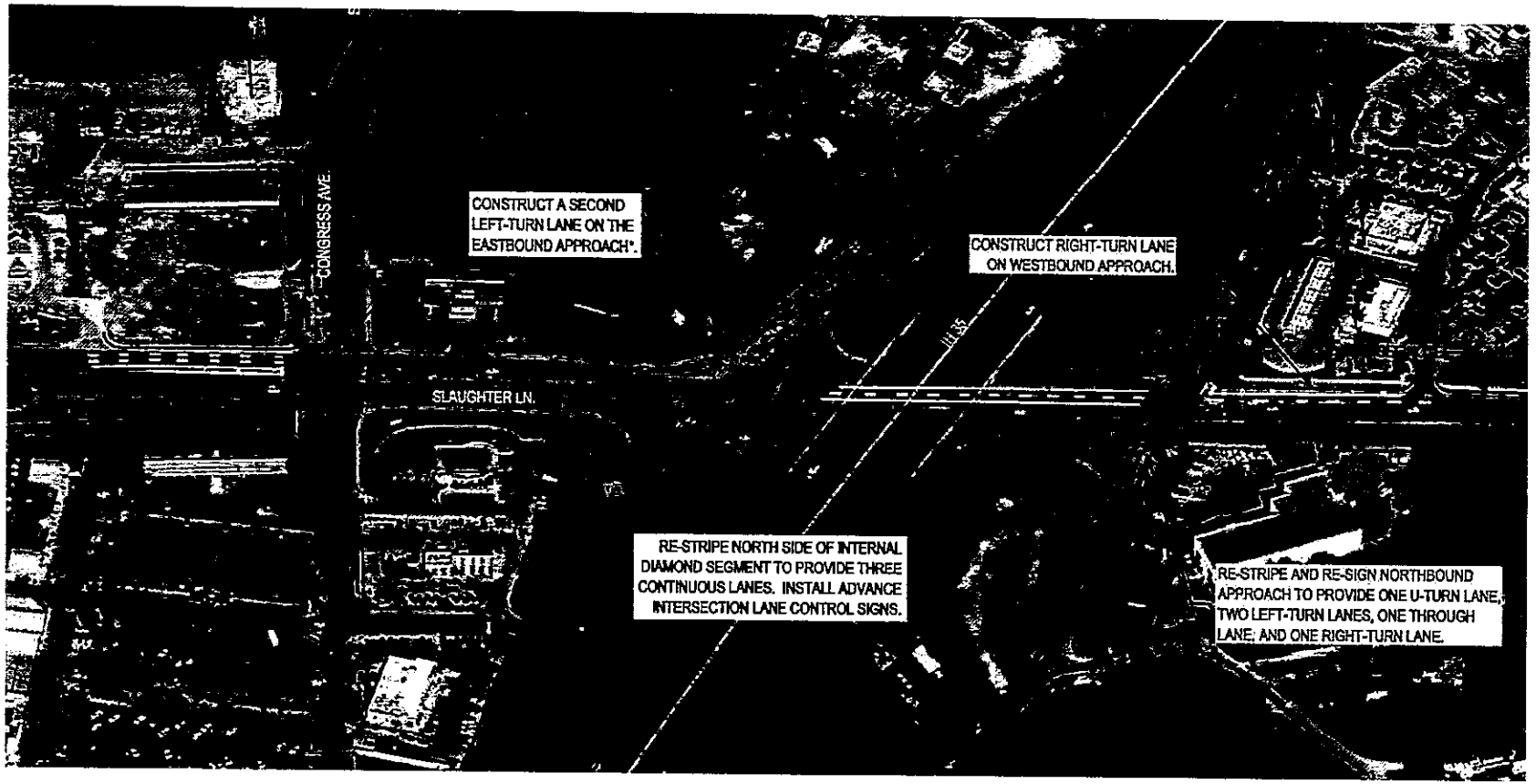


FIGURE 25

2015
SITE + FORECASTED
GEOMETRIC AND
TRAFFIC VOLUME
CONDITIONS

Congress Avenue and Driveway F – As shown in Figure 27, this intersection will operate at LOS A during both the AM and PM peak periods under 2015 site plus forecasted conditions. Driveway F will provide full access and should be constructed with a minimum 30-foot cross-section consisting of one outbound lane and one inbound lane. The 95th percentile queue length at this intersection is 35 feet and 61 feet for the westbound approach during the AM and PM peak periods, respectively, under 2015 site plus forecasted traffic conditions.



LEGEND

- EDGE OF RECONSTRUCTED PAVEMENT
- EXISTING RAISED MEDIAN (TO REMAIN)
- PROPOSED YELLOW STRIPING
- PROPOSED WHITE STRIPING
- PROPOSED SIGN (TMUTCD R3-8)

NOTE: THE MAXIMUM 2015 SITE PLUS FORECASTED PEAK PERIOD 95TH PERCENTILE QUEUE LENGTH FOR RIGHT-TURN TRAFFIC ON THIS APPROACH EXTENDS NEAR THE LIMITS OF THIS FIGURE. THE CORRESPONDING TAPER FOR THE TURN LANE EXTENDS BEYOND THE LIMITS OF THE FIGURE.

*RECOMMENDED IMPROVEMENT DEPENDS ON ROW AVAILABILITY

0 200 400
SCALE FEET

FIGURE 28
NETWORK
RECOMMENDATIONS
SUMMARY MAP

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